



Estate Agents and Solicitors

128 Argyll Road, Kinross, KY13 8BL

Beautifully Presented, One-Bedroom, Upper Villa

Up to date price and viewing info at mov8realestate.com/property

éspc rightmove  Zoopla
find your happy

Property Description

Beautifully presented, one-bedroom, upper villa, set in a quiet residential cul-de-sac. Located in an established area of the historic and sought-after town of Kinross, in Perth and Kinross.

Comprises an entrance hall and stairway, a living/dining room, an inner hall, a kitchen, a double bedroom, and a bathroom.

Professionally finished throughout, there is a stylish fitted kitchen, a modern bathroom, and continuous contemporary flooring.

In addition, there is gas central heating, double glazing; and good storage provision including an integrated bedroom wardrobe, built-in store cupboards, a loft and an external store.

There is a private service area and access to the external store, as well as ample unrestricted resident parking.

A welcoming entrance offers cloak space and gives access to a painted hardwood stairway with a stylish bannister, leading to the upper landing. Set to the front, a spacious, tastefully finished living space can accommodate lounge and dining furniture, whilst modern wood-effect flooring continues throughout. Set off the lounge, an inner hall gives access to the rest of the property and two built-in store cupboards.

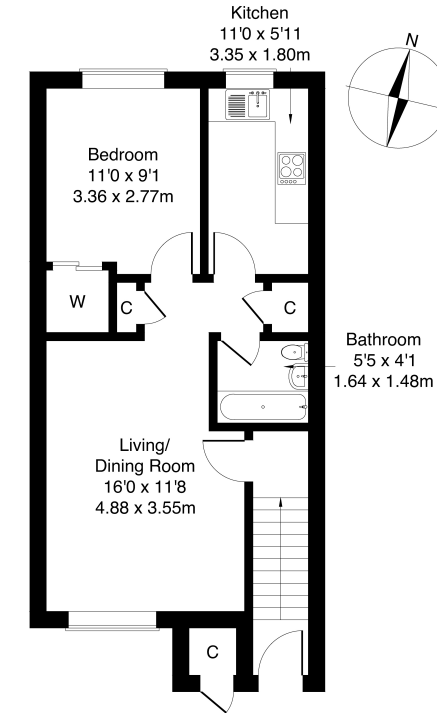
To the rear, a stylish fitted kitchen includes quality units, wood-effect worktops, a tiled surround, a sink with a drainer; a freestanding fridge/freezer; and an integrated washing machine, dishwasher, electric oven and hob.

A good-sized bedroom is also rear-facing, featuring a built-in mirrored wardrobe and a pendant light fitting. Completing the accommodation, set internally, a bright contemporary bathroom includes a main shower over the bath, tiled splash areas, a ladder-style radiator, and recessed spotlighting.



128 Argyll Road, Kinross KY13 8BL

Approximate Gross Internal Area: (495 sq ft - 46 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

A traditional county town of the historic county of Kinross-shire, the town of Kinross is set amid lovely open green spaces and Loch Leven, the largest loch of the Scottish lowlands. The town offers superb outdoor recreation activities such as a golf course, and walking and cycling trails. A good range of local shopping and amenities includes a Sainsbury's, a butcher's, hairdressing salons, a post office and a medical practice. The town also offers a good choice of eateries, including a number of restaurants and coffee

shops. Nearby Dunfermline offers further facilities with a large retail park, an ASDA superstore, a leisure park with an Odeon cinema, and theatre and sports facilities. The area is well served for schooling at all levels with multiple primaries in the area and secondary schooling at Kinross High School. Kinross is well-placed for commuting as it is adjacent to the M90 motorway with easy access to Edinburgh, Perth and Dunfermline, as well as providing excellent public transport with regular bus services to the main neighbouring towns.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

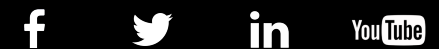
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.