



124 Argyll Road, Kinross



Law Location Life

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First Floor Apartment, located in a desirable and well-established residential area of Kinross, offering an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Requiring some modernisation, the property presents a fantastic chance to add value and personalise to your own taste. The accommodation comprises; Entrance Hallway, Sitting/Dining Room, Inner Hallway, 2 Storage Cupboards, Kitchen, Bedroom (Fitted Wardrobes) and Bathroom.

The property further benefits from an allocated parking space to the front of the property.

Viewing is highly recommended.





Accommodation

Entry

Entry is gained at the ground level directly into the carpeted stairway which leads to the upper level with a door into the sitting room. There is an electric cupboard at the top of the stairway.

Sitting Room/Diner

A good sized sitting room with window to the front. This room could also incorporate a dining section. There is a doorway to the internal hall and carpeted flooring.

Internal Hall

The hall has a hatch to the loft space and doors into a shelved storage cupboard and a further storage cupboard which also houses the water tank. There are further doors into the bathroom, kitchen and bedroom and vinyl flooring.

Kitchen

The kitchen has storage units at base and wall levels, worktops, splash back tiling and a stainless steel sink unit and drainer. Appliances include cooker* and washing machine*. There is an extractor fan, spaces for further appliances, window to the rear and vinyl flooring.

Bedroom

A double bedroom with window to rear. This room has a fitted double wardrobe with mirrored doors and carpeted flooring.

Bathroom

The bathroom has vinyl flooring and comprises; w.c, pedestal wash hand basin and bath with 'Mira Play' shower over.

Parking

There is parking adjacent to the property. Each apartment has an allocated parking spot as well as visitor parking.

Bin Store

There is a bin storage area and cupboard outside the property. There is no garden ground.

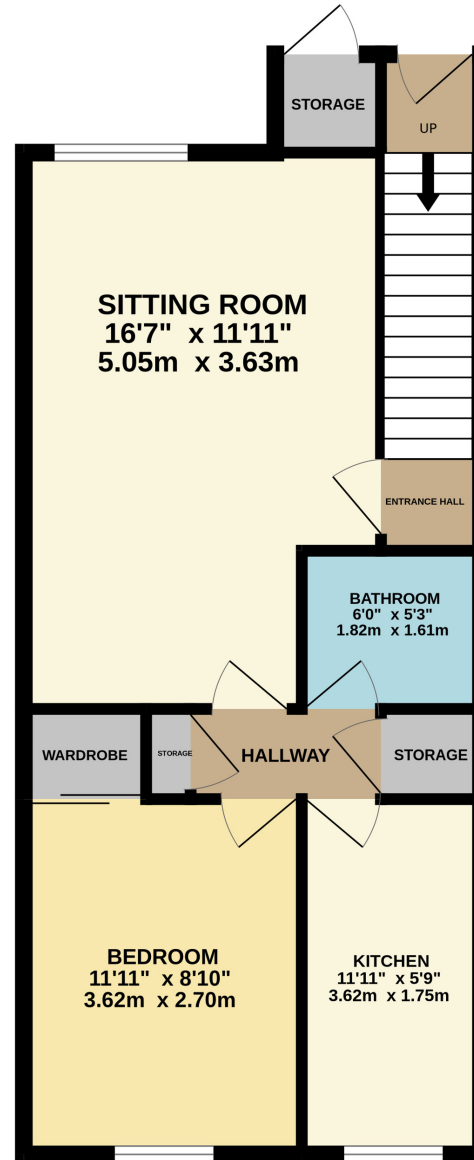
Heating

The property has electric heating.

Note

*No guarantees or warranties.

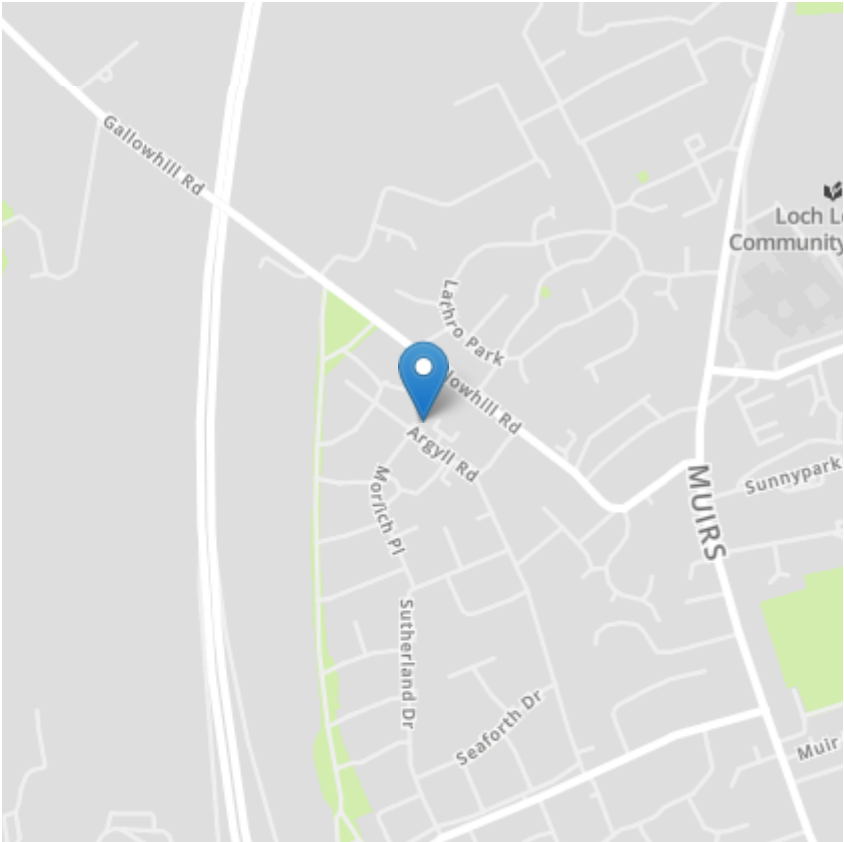
GROUND FLOOR





ARGYLL ROAD, KINROSS - A BETTER PLACE TO LIVE

The highly sought after town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. The nearby M90 provides swift access to Perth, Edinburgh and most of Central Scotland, whilst there is a 'Park and Ride' service to Edinburgh, with bus links to other major towns and cities. Frequently topping 'Best Places to Live' surveys the area is a popular commuter location given its central geographical position. Kinross -shire has, however, much more to offer. The schools throughout the area are all extremely highly rated. Kinross High School and Community Campus is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools are within easy travelling distance, many running bus services, including the renowned Dollar Academy. Add to the mix a wide range of outdoor pursuits, with the stunning Loch Leven Heritage Trail, sports clubs and other organisations and it quickly becomes clear why this is a popular location for the young and not so young alike.



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Notes of Interest and Offers
All offers for this property should be submitted in Scottish legal terms to our Property Department. If you are interested in this property you are advised to "note interest" with Andersons via your solicitor.

Andersons LLP is a limited liability partnership (No. 300983) having their registered office at 40 High Street, Kinross KY13 8AN

