

69a Argyll Road, Kinross



Andersons

Law Location Life

# 69a Argyll Road | Kinross

A Well Presented Ground Floor Apartment, excellently located, within walking distance of all local amenities. The property has private enclosed gardens to the front and rear and would be ideal for First Time Buyers or Buy to Let Investors.

The accommodation comprises; Entrance Vestibule, Sitting Room, Kitchen, Double Bedroom and Shower Room.

Additionally the property has electric heating, private enclosed gardens to the front and rear and an allocated parking space.

Viewing is highly recommended and strictly by appointment only.





## Accommodation

### Entrance Vestibule

Entry is gained from the front into the entrance vestibule, which gives access in turn to the sitting room.

### Sitting Room

A well-proportioned reception room with window to front, built-in storage cupboard and door providing access into the inner hallway..

### Internal Hall

The internal hallway has doors to a storage cupboard, tank cupboard, bedroom, kitchen and shower room.

### Bedroom

A well-proportioned double bedroom with window over looking the rear garden. There is a fitted double wardrobe with sliding doors.

### Kitchen

The kitchen is fitted with attractive storage units at base and wall levels, with worktop, splash back tiling and circular stainless steel sink. Fitted appliances include an electric hob, electric oven and extractor fan. There are spaces and plumbing for the usual appliances. A door with window to the side, provides access into the private rear garden.

### Shower Room

The shower room comprises; walk in shower, wash hand basin with storage and wc.

### Heating

Heating is by electric heaters. There is electric under floor heating in the shower room.

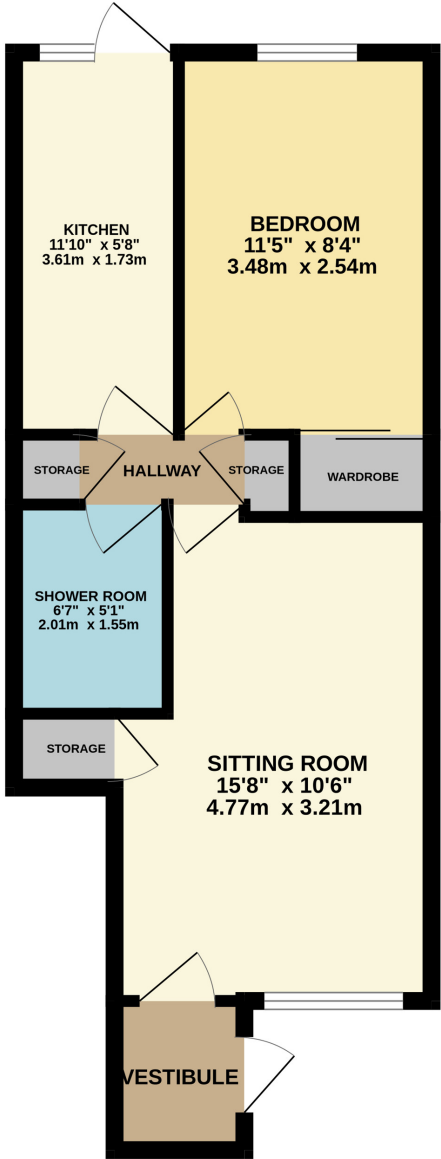
### Garden

The property has an enclosed gardens to the front and rear. The rear garden has a lawned area with plants and flowers, patio area, space for a drying section and timber shed. The front garden has a small lawn area and an array of plants, flowers and shrubs. There is also a storage cupboard.

### Parking

There is an allocated parking space to the front of the property.

GROUND FLOOR



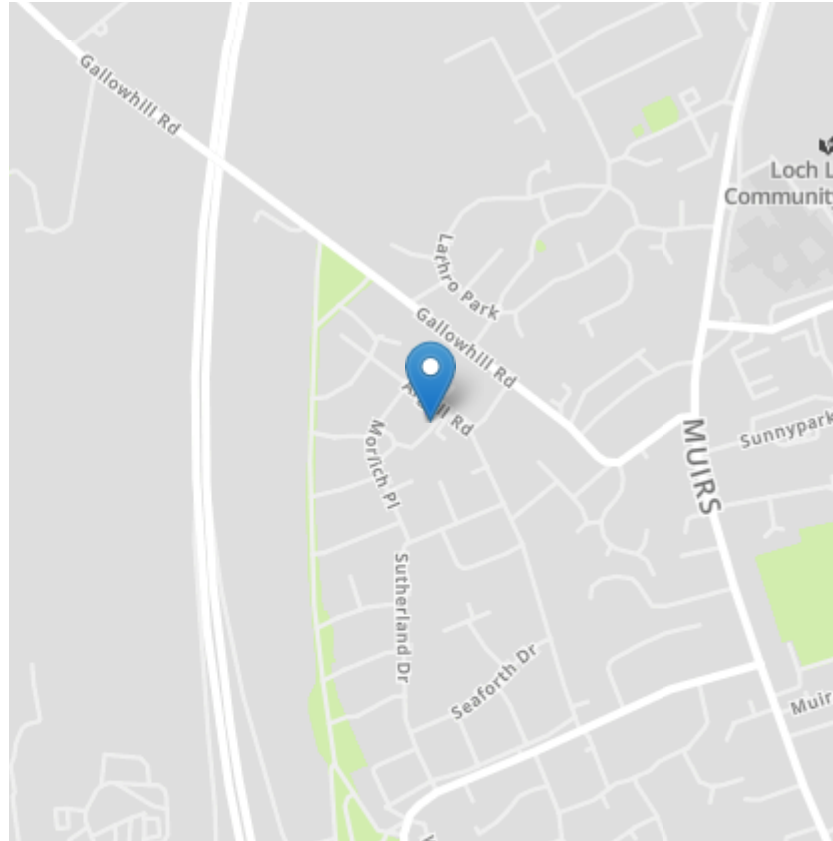
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 69A ARGYLL ROAD, KINROSS - A BETTER PLACE TO LIVE

The town of Kinross offers a good range of shops, restaurants, cafes, coffee shops and other facilities. There is a 'Park and Ride' service to Edinburgh and bus links to the 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. Add to the mix a wide range of 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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#### Partners

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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

