

62 Argyll Road, Kinross



Law Location Life

62 | Argyll Road | Kinross

Exceptional Semi Detached Bungalow, set in attractive gardens and located in a highly popular residential area, close to all Kinross's amenities and schools. This beautifully presented property offers spacious and modern finishes throughout and is in move in condition.

The accommodation comprises; Entrance Hallway, Sitting Room, Kitchen, Garden Room, Master Bedroom, Bedroom 2 and Shower Room.

Externally the property further benefits from gardens to the front and rear, detached garage and mono block driveway.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Hallway

Entry is from the side into the carpeted entrance hallway. There are doors to the sitting room, kitchen, master bedroom, shower room and storage cupboard and hatch to the attic space.

Sitting Room

A great sized sitting room with large window to the front, carpeted flooring and door to bedroom 2.

Bedroom 2

A single bedroom with window to the front, carpeted flooring and fitted wardrobe with sliding doors and adjacent shelved storage.

Kitchen

A modern and contemporary kitchen with storage units at base and wall levels, with pan drawers, larder cupboard, sink and drainer, worktop and attractive tiling. Fitted appliances include double oven, microwave, dishwasher and washing machine. There is vinyl flooring, window to the side and open access into the garden room.

Garden Room

An additional reception room with vinyl flooring, overlooking the rear garden. There are windows to the sides and a door and window to the front.

Master Bedroom

A good sized master bedroom with laminate flooring, window to the rear and door a large walk in cupboard with hanging rail and shelved storage.

Shower Room

The shower room has attractive tiling, built in wash hand basin and wc with storage, corner shower and chrome towel radiator. There is a window to the side.

Gardens

The rear garden is fully enclosed, South East facing and low maintenance. There are paved patio areas, chipped areas and trees, plants and shrubs. There is a door providing access into the detached garage. The front garden, again, is low maintenance with chipped areas and plants and shrubs.

Garage

A detached garage with up and over door to the front, windows to the side, door to the side into the rear garden and power and light.

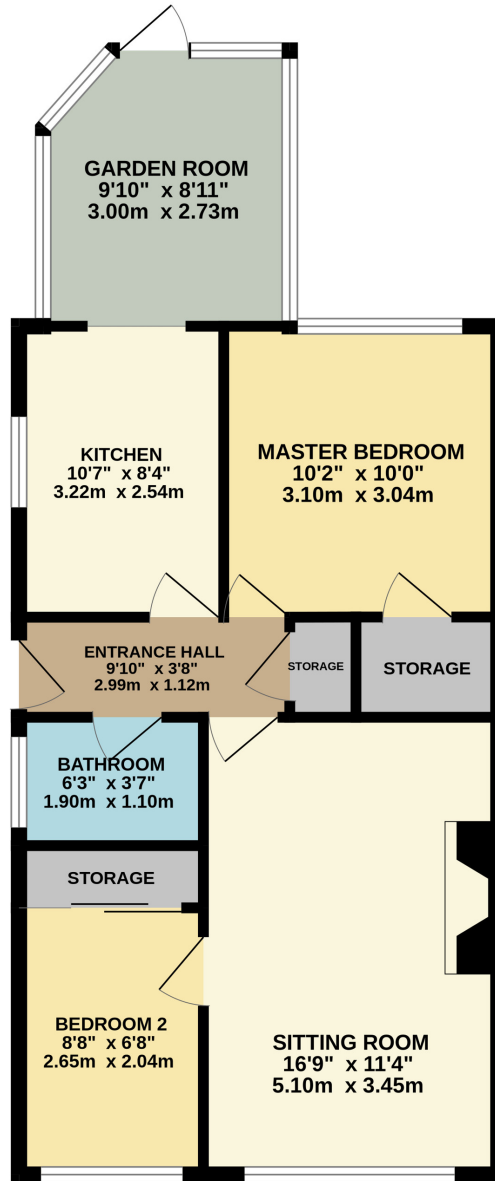
Driveway

The property benefits from a mono block driveway to the side.

Heating

Gas central heating.

GROUND FLOOR

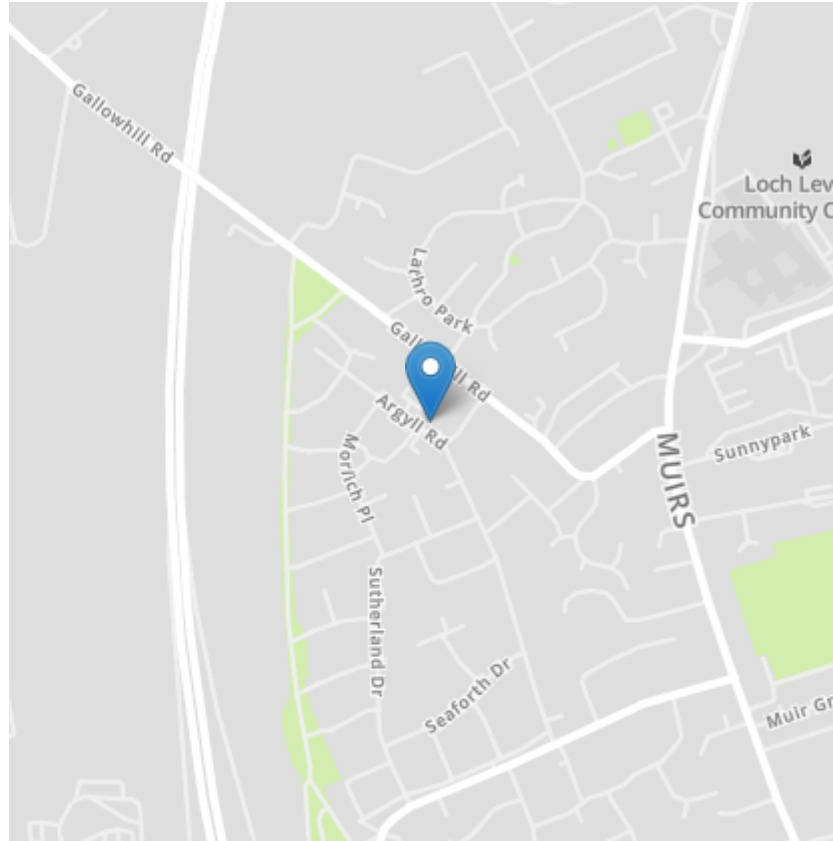






ARGYLL ROAD, KINROSS - A BETTER PLACE TO LIVE

The 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		89
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Andersons LLP
40 High Street
Kinross
KY13 8AN

LP-2, Kinross

T: 01577 862405
F: 01577 862829
E: property@andersons-kinross.co.uk
www.andersons-kinross.co.uk

Partners

John Wellburn LL.B DIP L.P N.P
Lorna E. Miller LL.B DIP L.P N.P

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

