

134 Argyll Road, Kinross



Law Location Life

134 | Argyll Road | Kinross

Beautifully Presented and Generously Proportioned, this Impressive Detached Bungalow—built by the highly regarded G S Brown Builders—occupies a substantial plot within a sought-after residential area of Kinross. Offering flexible and well-appointed accommodation throughout, this superb home is ideally suited to a range of buyers.

The accommodation is entered via a welcoming entrance vestibule leading into a bright and spacious reception hallway, setting the tone for the rest of the property. The elegant sitting room provides a comfortable space for relaxation, while the separate dining room offers excellent versatility and could alternatively be used as a third bedroom, depending on individual requirements. The newly fitted dining kitchen has been thoughtfully designed with modern units and quality finishes, providing both style and functionality. A useful utility room is located adjacent, offering additional storage and practicality. The property boasts a generously sized master bedroom along with a further well-proportioned bedroom, both served by a newly fitted contemporary family shower room.

Externally, the home is set within generous garden grounds to both the front and rear, offering ample outdoor space for gardening, entertaining, or simply enjoying the surroundings. A large driveway provides off-street parking for multiple vehicles and leads to an integral garage, enhancing the overall convenience of the property.

Combining spacious living, modern upgrades, and a prime location, this outstanding bungalow represents a fantastic opportunity and early viewing is highly recommended.





Accommodation

Entrance Vestibule

Entry is from the front into the carpeted entrance vestibule. There is a fitted storage cupboard and door providing access into the reception hallway.

Reception Hallway

The reception hallway is carpeted and has doors to the sitting room, dining kitchen, dining room/bedroom3, two further bedrooms, family shower room, two storage cupboards and hatch to the attic space.

Sitting Room

A large reception room with large window to the front and carpeted flooring.

Dining Room/Bedroom 3

This room could be utilised as a further reception room or third bedroom. There is a window to the rear, carpeted flooring and internal frosted glazed panels.

Kitchen

A newly installed luxury kitchen, with storage units at base and wall levels, complimentary worktops, splash back tiling and 1 1/2 bowl sink and drainer. Fitted appliances include double oven, gas hob and extractor fan. There is a window to the rear. ample space for a small dining table, door to the utility room and vinyl flooring.

Utility Room

The utility room has vinyl flooring, further storage units, worktops, stainless steel sink and space and plumbing for appliances. There is a door to the rear into the garden.

Master Bedroom

A double bedroom with window to the rear overlooking the garden, fitted wardrobe and carpeted flooring.

Bedroom 2

A further double bedroom with carpeted flooring, window to the front and fitted wardrobe.

Family Shower Room

A newly fitted family shower room comprising; partially tiled walls, walk in shower, wc, wash hand basin with storage, towel radiator and vinyl tile effect flooring.

Gardens

The property is set in generous gardens to the front and rear. The enclosed rear garden is East facing, predominantly laid to lawn, with large patio area and timber summer house. The front garden is again, laid to lawn.

Garage & Driveway

The property further benefits from a single integral garage with up and over door to the front, power, light and window and door to the rear. There is a large driveway to the front which can accommodate 3/4 vehicles.

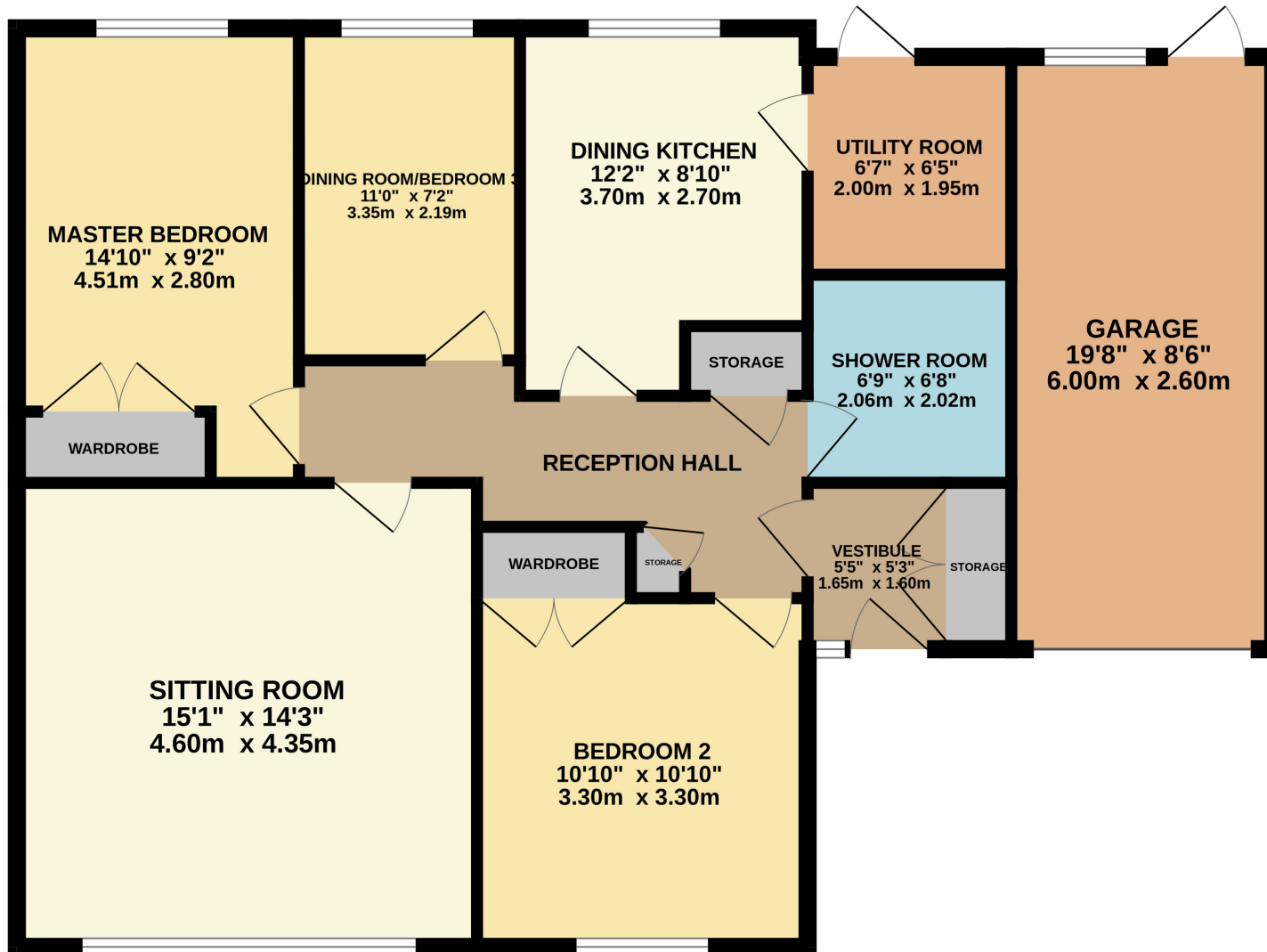
Heating

Gas central heating.

Solar Panels

See home report.

GROUND FLOOR

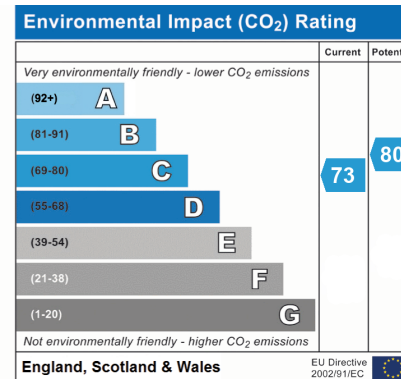
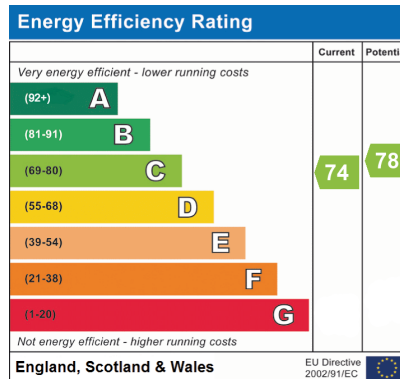
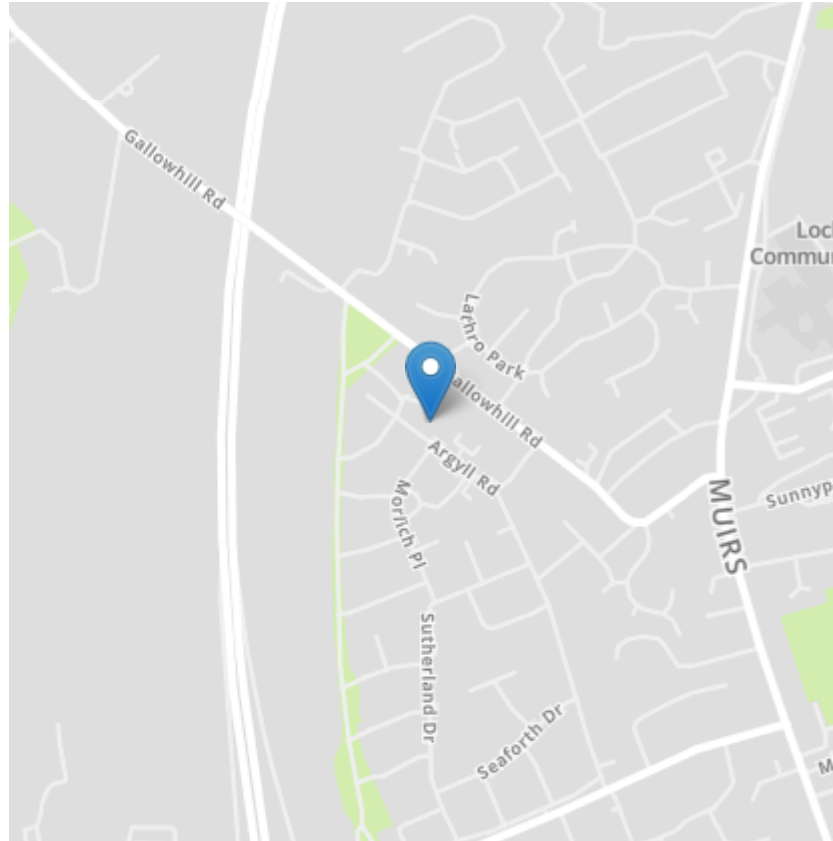






ARGYLL ROAD, KINROSS - A BETTER PLACE TO LIVE

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.



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

