

23 Argyll Road, Kinross



Law Location Life

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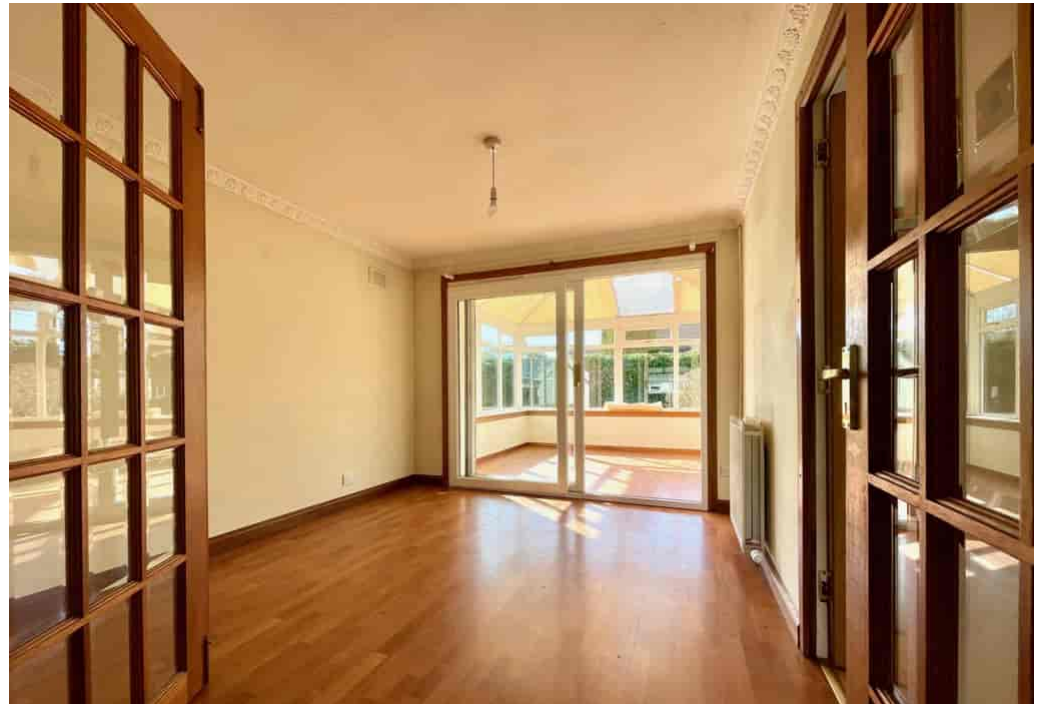
Detached Villa requiring some modernisation, situated in a highly sought after central location and offering generously proportioned family accommodation.

The accommodation comprises; Reception Hallway, Sitting Room, Dining Room, Conservatory, Kitchen, 3 Bedrooms and Family Bathroom.

Externally there are good sized gardens to the front and rear, mono block driveway and detached single garage.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Reception Hallway

Entry is from the front into the reception hallway. There are doors to the sitting room, under stair storage cupboard and stair case to the upper level.

Sitting Room

A good size reception room with fireplace, large window to the front and double doors into the dining room.

Dining Room

A further reception room with patio doors to the rear into the conservatory, laminate flooring and door providing access into the kitchen.

Conservatory

A large conservatory with laminate flooring, windows to the rear and sides and French doors providing access into the garden.

Kitchen

Situated to the rear of the property, the kitchen is fitted with storage cupboards at base and wall levels, worktops, splash back tiling and a stainless steel 1 1/2 bowl sink unit and drainer. Fitted appliances include 'Neff' microwave* and oven*, electric hob*, extractor fan* and integrated dishwasher* and washing machine*. There is laminate flooring, a window to the side and a door with adjoining window to the rear providing access into the garden.

Upper Level Landing

The landing has a window to the side, doors into 3 bedrooms, family bathroom and storage cupboard and a hatch providing access to the attic space.

Master Bedroom

A large double bedroom with fitted wardrobe and window to the front.

Bedroom 2

Additional double bedroom with fitted wardrobe, window to the rear and shower cubicle with 'Mira Go' shower and wash hand basin with storage.

Bedroom 3

A single bedroom with fitted cupboard and window to the front.

Family Bathroom

The bathroom is part tiled and comprises; built in w.c and wash hand basin with storage, bath and towel radiator There is a window to the rear and vinyl flooring.

Gardens

The property has a large garden to the rear and side. There are lawn and patio areas and timber pergola. The front garden is laid to lawn with hedging.

Driveway & Garage

To the side of the property is a private mono-block driveway. There is a detached single garage with door to the front and additional door into the rear garden.

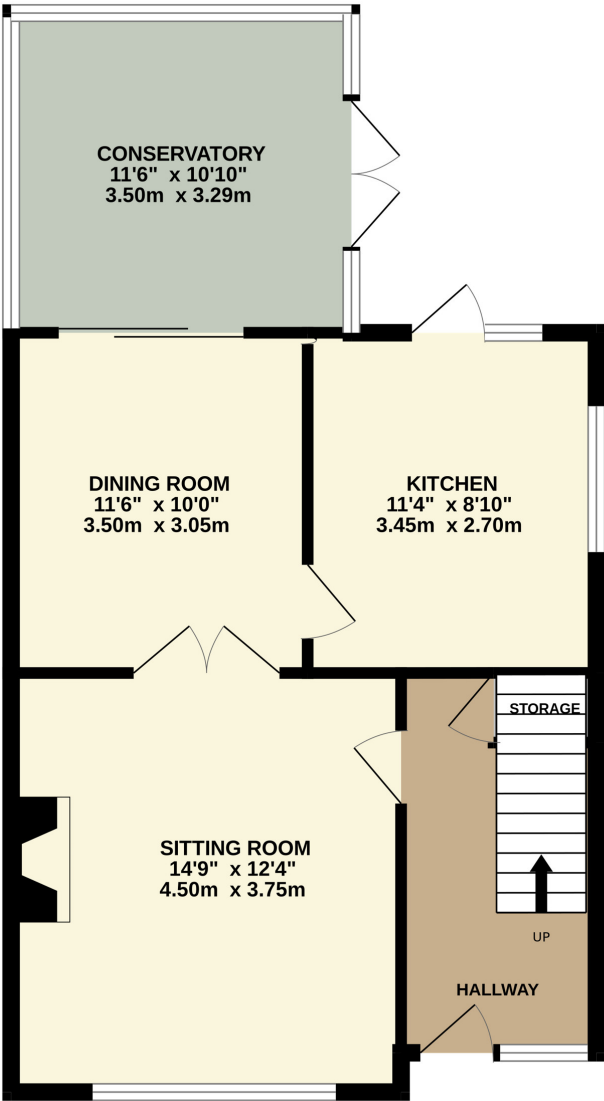
Heating

Heating is supplied by a gas central heating.

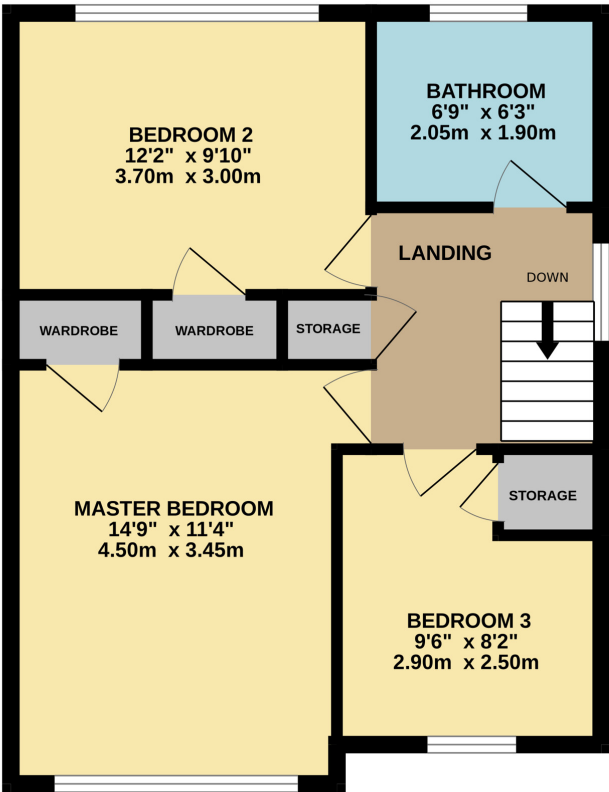
*Note

No guarantees or warranties.

GROUND FLOOR



1ST FLOOR

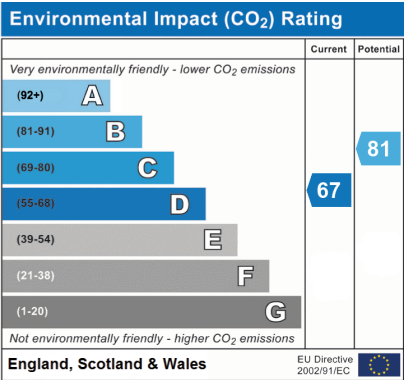
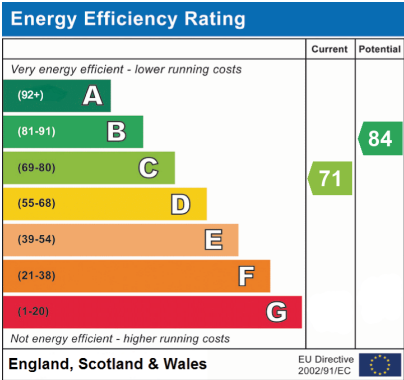
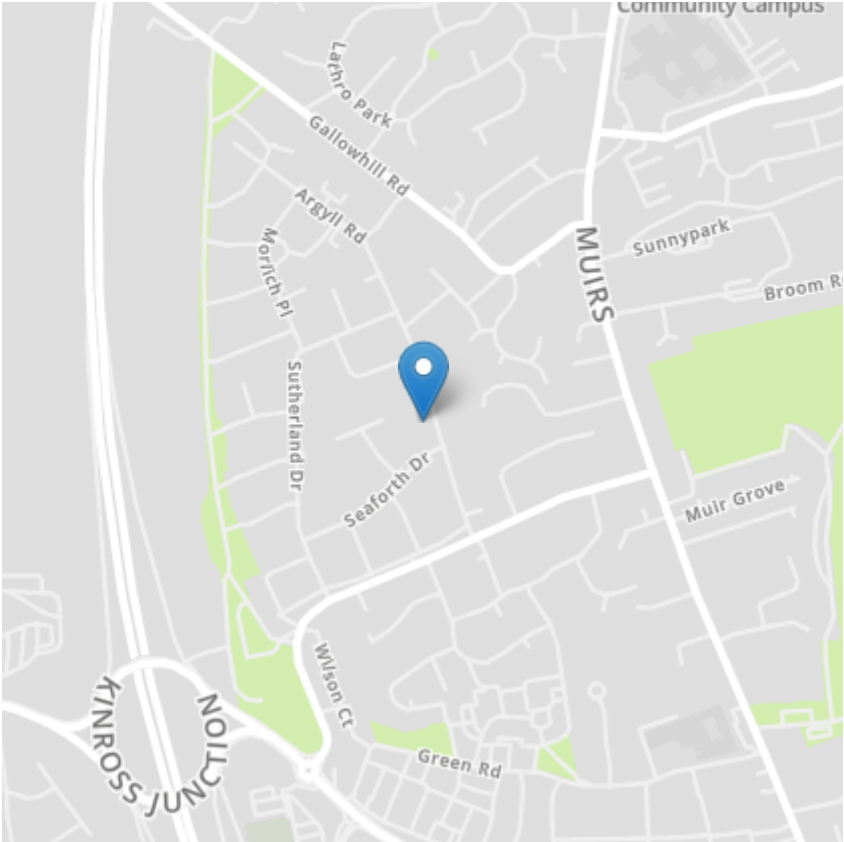






ARGYLL ROAD, KINROSS - A BETTER PLACE TO LIVE

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

