

# 37 Argyll Road, Kinross



Law Location Life

# 37 | Argyll Road | Kinross

An Outstanding Detached Villa, situated on a large corner plot, in a highly sought after residential location in Kinross. Offering spacious and beautifully presented accommodation, the property is within walking distance of all schools and local amenities.

The property comprises; Reception Hallway, Sitting/Dining Room, Open Plan Kitchen/Dining Room, WC/Cloakroom, 4 Bedrooms and Family Bathroom.

Additionally, the property is set within attractive and sizable gardens to the front, side and rear and further benefits from a single garage and driveway to the side.

Viewing is highly recommended and strictly by appointment only.







## Accommodation

### Reception Hallway

Entry is from the side into the bright and welcoming reception hallway. There is laminate flooring, doors providing access to the sitting/dining room, wc/cloakroom and under stair storage cupboard with adjoining storage shelving. Additionally there is open access into both the kitchen and dining room areas. A carpeted staircase provides access to the upper level.

### Sitting/Dining Room

A large reception room with two windows to the front, fireplace with wood mantle and laminate flooring.

### Open Plan Kitchen/Dining Room

The open plan kitchen/dining room has laminate flooring, storage cupboards at base and wall levels, worktops and complimentary splash back tiling, stainless steel 1 1/2 bowl sink and drainer. A feature of the room is the peninsula kitchen island with additional storage, breakfast bar with seating for 4 and fitted oven, electric hob and extractor fan. There is an integrated fridge/freezer and space and plumbing for a dishwasher and washing machine. Additionally, there are 2 windows to the rear and door into the garden. The dining area has ample space for a large dining table and furniture.

### WC/Cloakroom

The wc/cloakroom comprises; wc and wall hung wash hand basin. There is a window to the side.

### Upper Level

On the upper level, a carpeted gallery landing provides access to 4 bedrooms, family bathroom and hatch to the attic. There is a window to the side.

### Master Bedroom

A double bedroom with carpeted flooring, fitted storage cupboard and large window to the front.

### Bedroom 2

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

### Bedroom 3

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

### Bedroom 4

A fourth bedroom with carpeted flooring and window to the rear.

### Family Bathroom

The family bathroom is part tiled with vinyl flooring and comprises; fitted wc and wash hand basin with storage, bath with shower over, chrome towel radiator and window to the side.

### Gardens

The property is set in attractive and sizable gardens. The rear garden is enclosed, with lawn areas, BBQ deck and patio areas, perfect for outdoor entertaining. Additionally there are raised planters, trees, shrubs, flowers and plants. There is a door providing access into the detached garage. The front garden is laid to lawn.

### Garage & Driveway

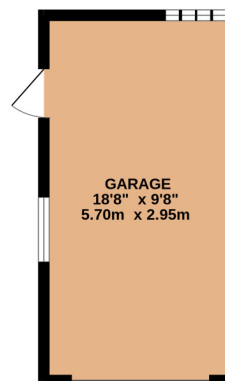
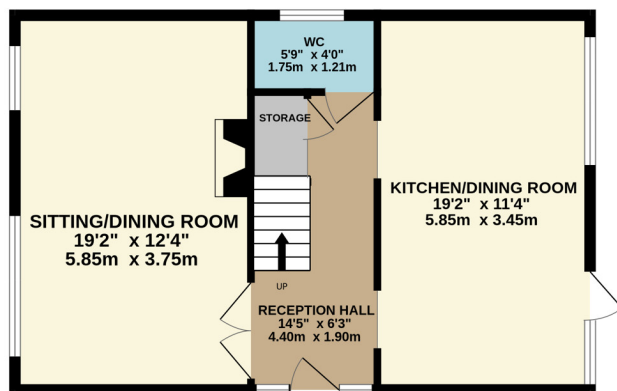
The single garage is located to the rear of the property and accessed from the side. There is an up and over door to the front, window and door to the side, with further windows to the rear. There is power and light. The driveway is also located to the side of the property and can accommodate 1 vehicle, with additional on street parking directly outside of the property.

### Heating

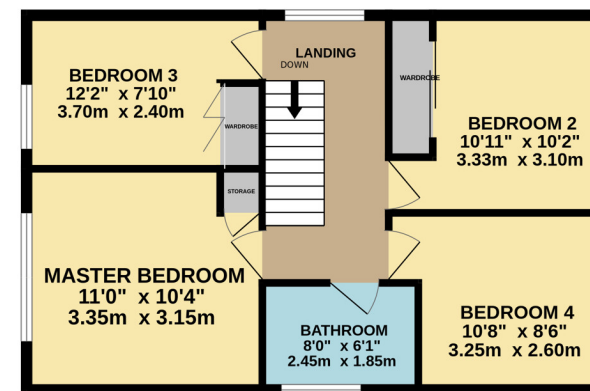
Gas central heating.



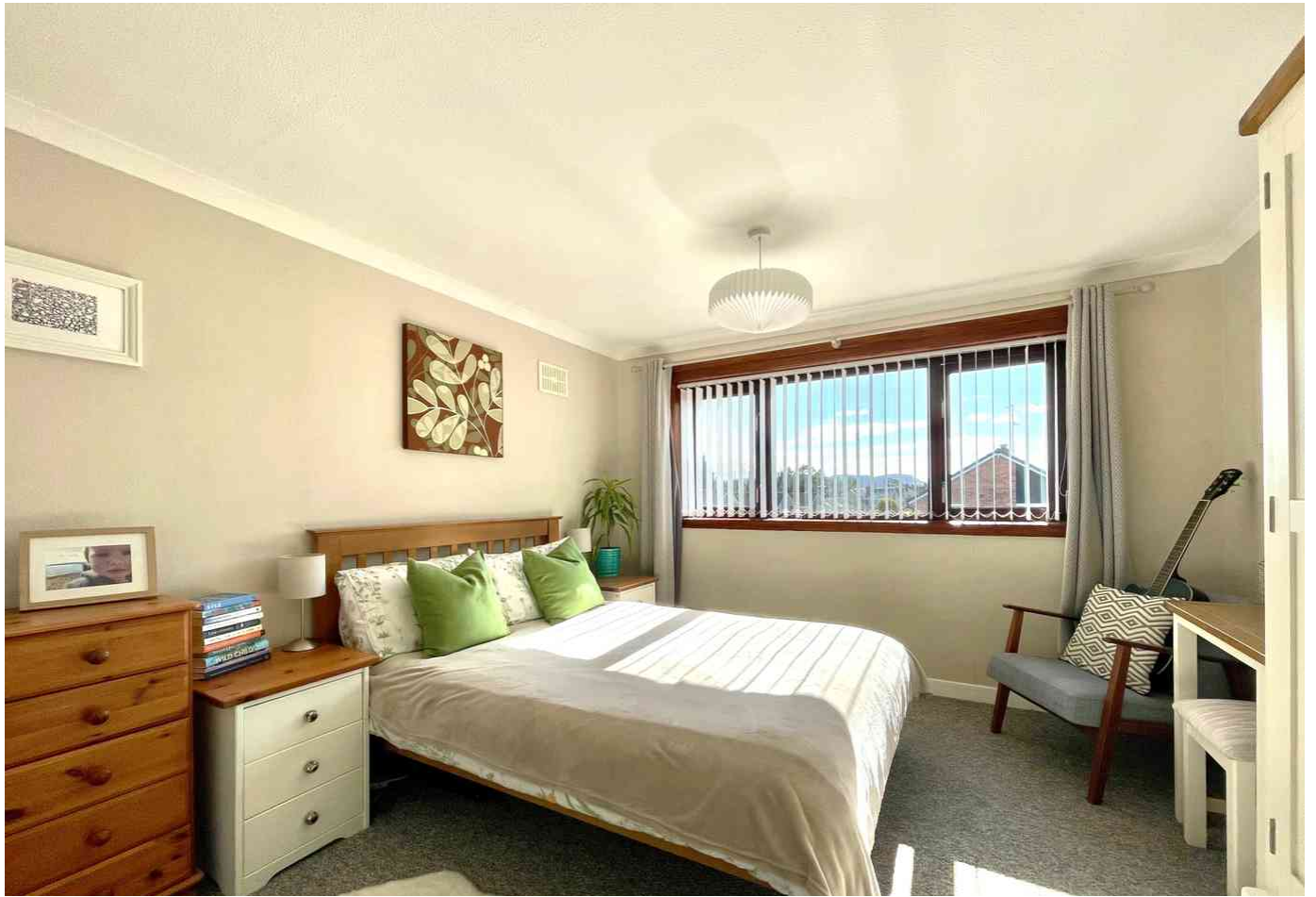
GROUND FLOOR



1ST 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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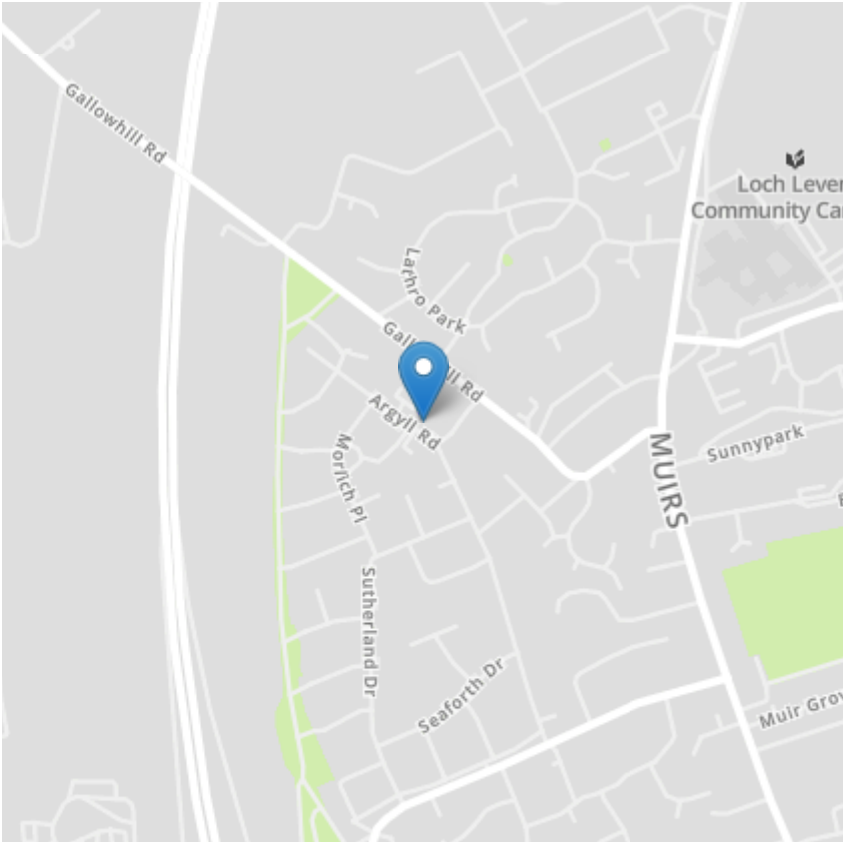






# ARGYLL ROAD, KINROSS - A BETTER PLACE TO LIVE

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](mailto:property@andersons-kinross.co.uk)  
[www.andersons-kinross.co.uk](http://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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	71	75
England, Scotland & Wales		
EU Directive 2002/91/EC		

