

48 48 Argyll Road, Kinross



Law Location Life

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Situated in a highly sought-after residential area and conveniently close to all local amenities, this Well-Presented 2 Bedroom Semi-Detached Bungalow offers comfortable, low-maintenance living – perfect for those looking to downsize.

The accommodation comprises a welcoming entrance hallway leading to a bright and spacious Sitting Room, Kitchen, 2 good-sized Bedrooms, Conservatory and a Wet Room

Externally, the property benefits from a generous rear garden designed for low maintenance, offering a private outdoor space without the upkeep. To the side, there is a driveway providing convenient off-road parking.

This attractive bungalow combines practicality, comfort and location, making it an excellent opportunity for a range of buyers, particularly those seeking single-level living in a desirable area. Early viewing is highly recommended.

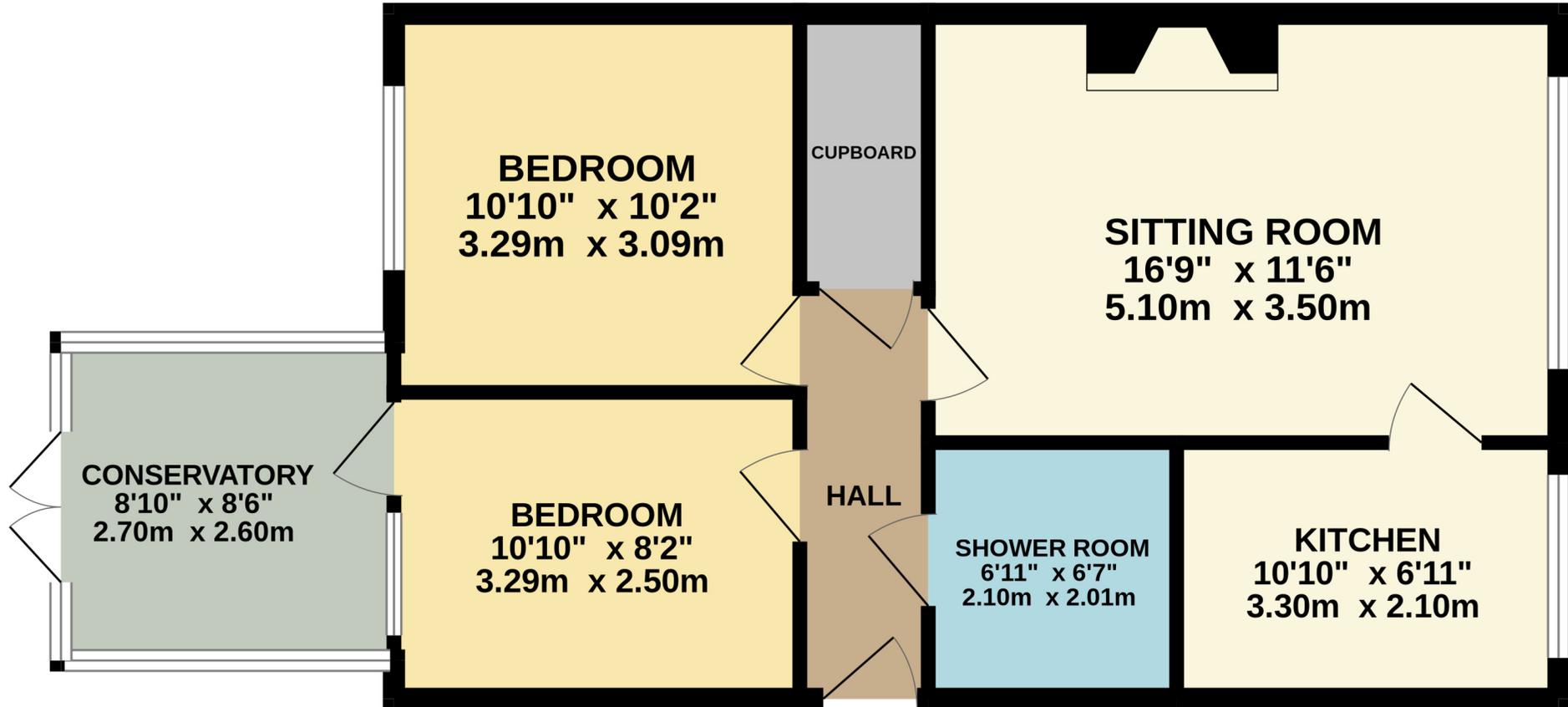


Accommodation

Entrance Hallway



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.





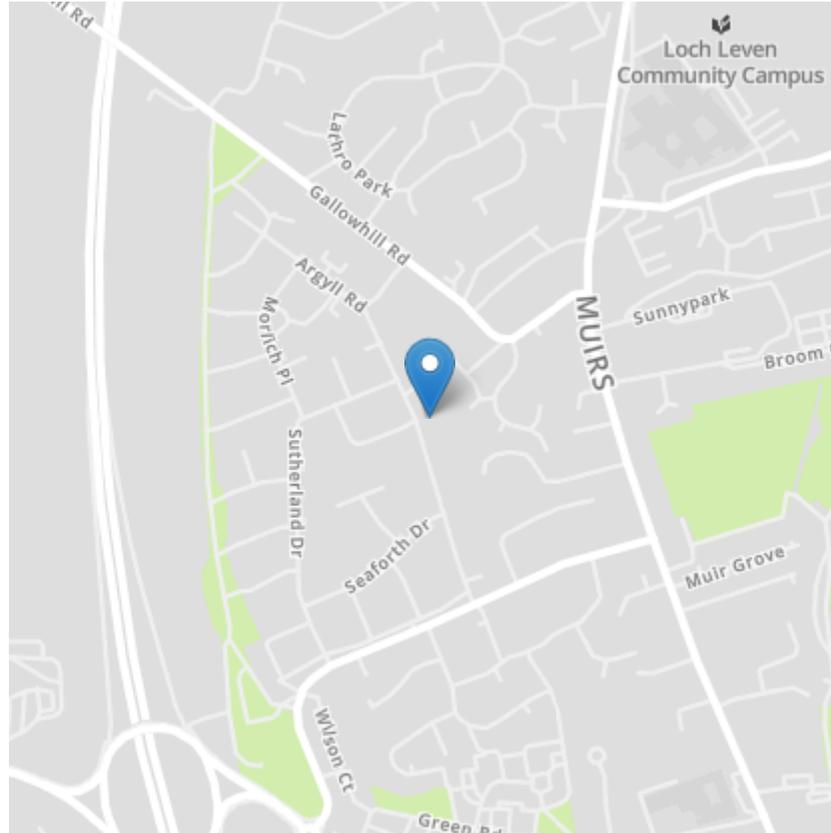
48 ARGYLL ROAD, KINROSS - A BETTER PLACE TO LIVE

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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



Sitting Room

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			
		72	79
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		74	78
England, Scotland & Wales		EU Directive 2002/91/EC	

