

118 Argyll Road, Kinross



Law Location Life

118 | Argyll Road | Kinross

An excellently located Ground Floor Apartment positioned within easy walking distance of all local amenities in the very heart of Kinross. The property offers a fantastic opportunity for first-time buyers or buy-to-let investors, providing well-proportioned accommodation with the added benefit of private rear garden.

The accommodation comprises; Entrance Vestibule, Sitting/Dining Room, Kitchen, Double Bedroom and Bathroom.

Further benefits include gas central heating, a private enclosed garden to the rear, a front garden area with useful storage cupboard, and an allocated parking space.

Viewing is highly recommended and strictly by appointment only.





Accommodation

Entrance Vestibule

Entry is from the front into the reception vestibule. There is laminate flooring and a door providing access into the sitting room.

Sitting/Dining Room

A good sized reception room with window to the front, large storage cupboard, laminate flooring and door to the inner hallway.

Inner Hallway

The inner hallway provides access to the kitchen, bedroom and bathroom. There are two fitted cupboards and laminate flooring.

Kitchen

The kitchen has storage units at base and wall levels, stainless steel 1 1/2 bowl sink and drainer, worktops and splash back tiling. Fitted appliances include, gas hob, extractor fan and electric oven. There are spaces for appliance, tiled flooring and a window and door into the rear garden.

Bedroom

A double bedroom with fitted wardrobe with sliding mirrored doors, laminate flooring and window to the rear.

Bathroom

The tiled bathroom comprises; wc, pedestal wash hand basin and bath with 'Mira Sport' shower.

Heating

Gas central heating.

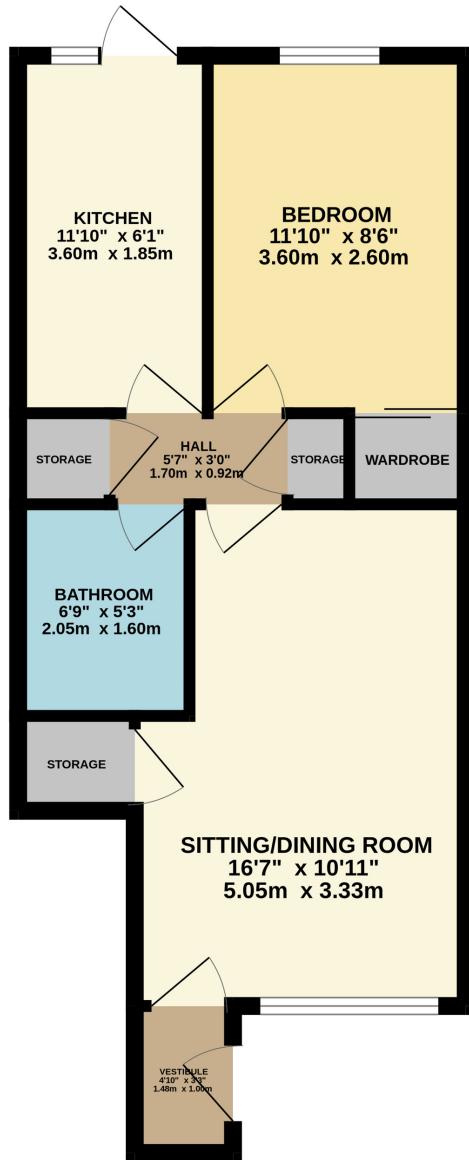
Gardens

The property benefits from a private, enclosed rear garden. The garden is low maintenance, mainly paved, with timber shed. There is small garden area to the front of the property with storage cupboard.

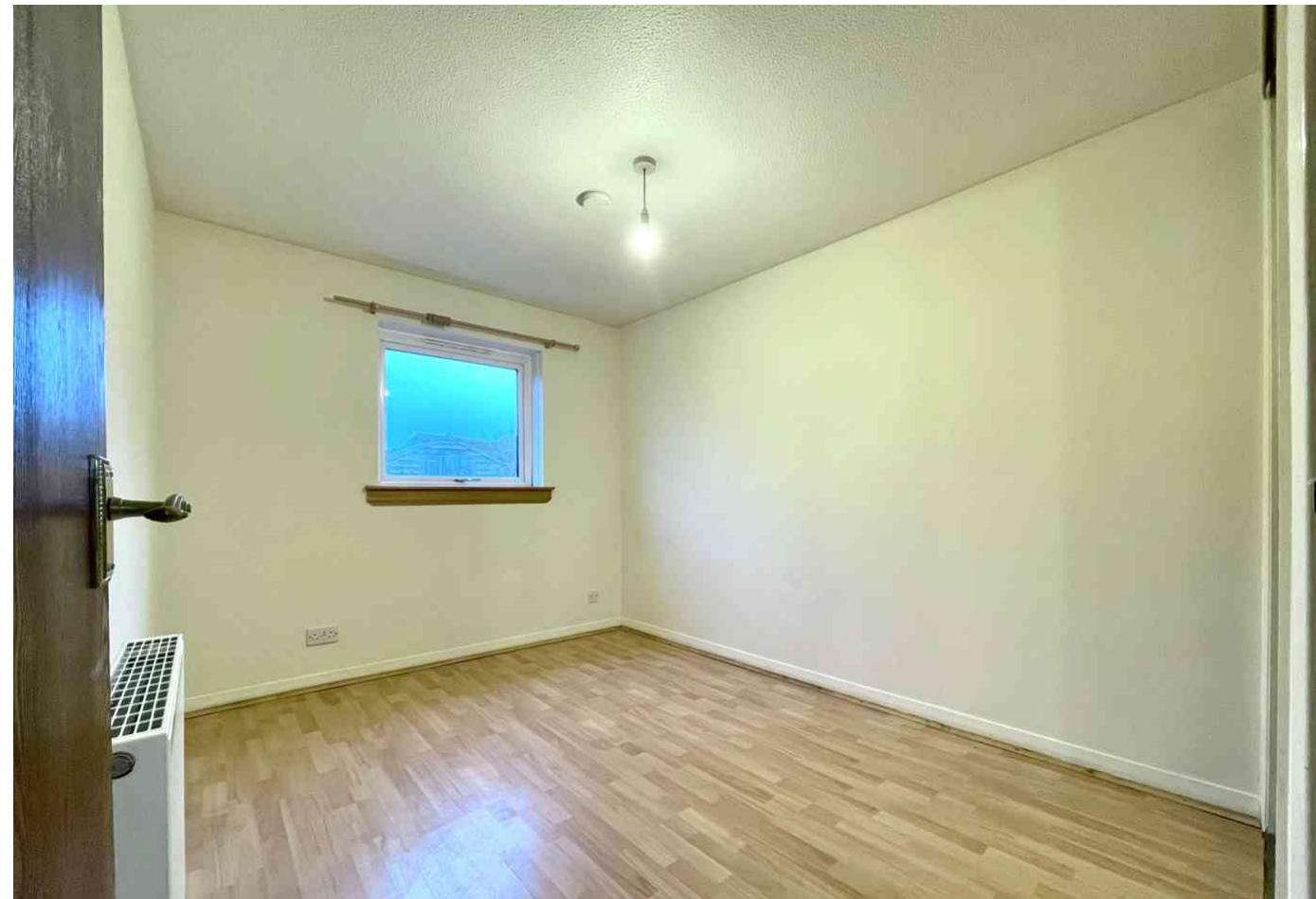
Parking

There is an allocated parking space to the front of the property.

GROUND FLOOR



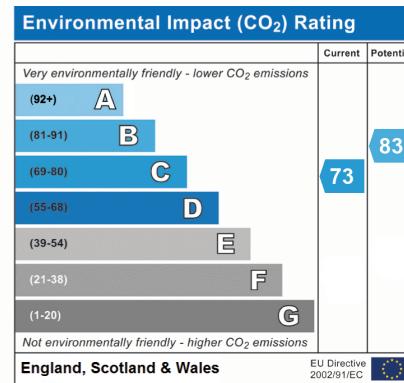
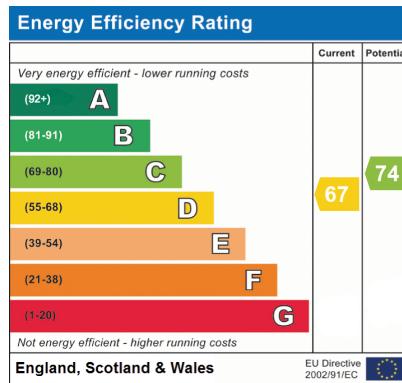
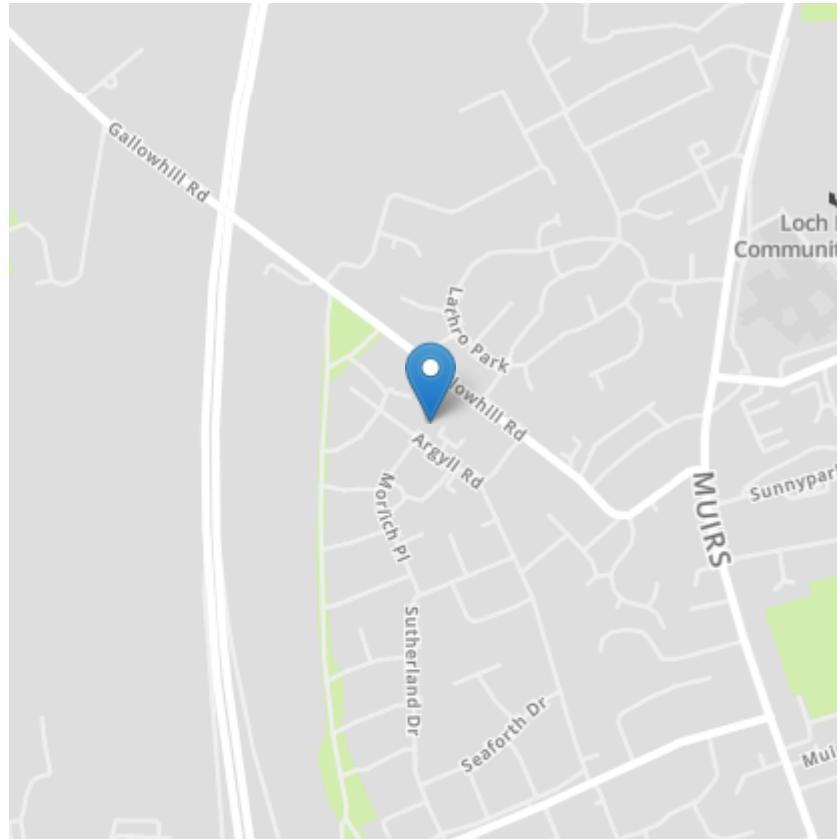
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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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.



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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

