

Andersons^{LLP}

SOLICITORS AND ESTATE AGENTS

- End Terraced Villa
- Entrance Vestibule
- Sitting Room
- Dining Area
- Kitchen
- Bathroom
- 2 Beds
- 3rd Bed/Box room
- Gardens
- Electric C/H
- Partial Double Glazing
- Parking Space

Offers Over £116,000

98 Argyll Road, Kinross, KY13 8BL

An excellent end of terrace villa in a very popular location. The property comprises vestibule, sitting room with dining area, attractive fitted kitchen, bathroom, boxroom/bedroom3 and 2 further bedrooms. Features include an electric heating system, partial double glazing, attractive gardens and parking space.

The town of Kinross can offer a good range of shops, banks and other facilities including medical centre, sports centre, swimming pool, golf courses and active community clubs and organisations, while Milnathort offers local shopping for everyday requirements. Dunfermline (13miles) offers further local amenities and main line railway station with regular intercity trains. Edinburgh with its complete range of shopping, cultural facilities and international airport lies 24miles to the South and Kinross is well situated to take advantage of the M90 Motorway providing an ideal base for the commuter with access to Edinburgh, Glasgow, Perth etc.

Entry is gained via a double glazed door to the front into a reception vestibule.

Entrance Vestibule

Coat hanging rail. Double glazed window to the front. Door into the sitting room.

Sitting Room

4.20m x 4.06m (13'9" x 13'4")

An attractively presented sitting room which also provides open plan access through to the dining area. Features include a double glazed window looking onto the front garden area. Timber flooring which continues into the dining area. Electric panel heater.

Dining Area

3.09m x 2.30m (10'1" x 7'6")

An attractive dining area looking onto the enclosed rear garden. Doorway into the kitchen. Electric panel heater.

Kitchen

3.19m x 1.83m (10'5" x 6'0")

A well appointed modern kitchen with attractive fitted storage units at base and wall level. Fitted electric hob and oven. Extractor over. Spaces for automatic washing machine and space for fridge freezer. Stainless steel sink and drainer. Splashback tiling. Tiled flooring. Doorway and window to rear garden.

Upper Level

Upstairs gives access to the bathroom, two bedrooms and nursery bedroom/boxroom.

Bathroom

2.56m x 1.34m (8'5" x 4'5")

A family bathroom comprising WC, pedestal wash hand basin and bath with electric shower over. Splashback tiled surround. Frosted window. Fitted mirror. Track spot lighting.

Bedroom 1

2.54m x 3.28m (8'4" x 10'9")

A double bedroom with windows to front. Fitted double wardrobes with mirrored doors. Storage cupboard. Wall mounted electric heater.

Bedroom 2

2.41m x 3.20m (7'11" x 10'6")

Another double bedroom with a double glazed window looking onto the rear garden. Wall mounted electric heater.

Bedroom 3/Boxroom

2.32m x 1.53m (7'7" x 5'0")

A child's bedroom or office/study area with window to the rear. Wall mounted electric heater.

Gardens

To the front the garden is stocked with plants and conifer shrubs and there is a path leading to the front door. There is an enclosed garden to the rear laid to paving for easy maintenance. This is an excellent child-friendly garden area. There is also a garden shed and drying area.

Offers

These should be in writing to our Kinross Office.

Measurements

All measurements have been taken by sonic tape and are believed to be correct although clients should satisfy themselves regarding the same.



These particulars and measurements while believed to be correct are not guaranteed and prospective purchasers must satisfy themselves with regard to the same. Further particulars from and offers to Messrs Andersons LLP, Solicitors.