

Andersons LLP

SOLICITORS AND ESTATE AGENTS



- Mid Terraced Villa
- Recently Refurbished
- Entrance Vestibule
- Sitting Room
- Fitted Breakfasting Kitchen
- Bathroom
- 2 Bedrooms
- Front & Rear Gardens
- Electric C/H
- Double Glazing
- Alarm System
- All located Parking Space

Fixed Price £110,000

65 Argyll Road, Kinross, KY13 8BL

An excellently presented, recently refurbished mid terraced villa, well situated in a popular private estate. The property comprises entrance vestibule, sitting room, fitted breakfasting kitchen and an upper hallway leading to the bathroom and 2 bedrooms. There are gardens to front and rear. The rear garden has a patio and a timber shed. This property is quietly located other features include electric heating, double glazing, an alarm system and a privately allocated parking space.

KINROSS-SHIRE A BETTER PLACE TO LIVE

The town of Kinross offers a good range of shops, banks and other facilities including medical centre. There is a 'Park and Ride' service to Edinburgh and good bus links to the other major towns and cities.

Kinross-shire frequently comes near the top of 'Best Places to Live' surveys. It has long been a popular location given its central position in relation to the major Cities and Towns of east and central Scotland. Edinburgh, Perth, Dundee and Stirling are all very commutable and even Glasgow is only around an hour or so by car. There is a 'Park and Ride' service from Kinross to Edinburgh and good bus links to the other major towns and cities. Kinross-shire has, however, much more to offer. The primary schools throughout the area are all extremely highly rated. Kinross High School is widely recognised as one of the best comprehensive schools in the country and a host of highly rated public schools including Dollar Academy are within easy travelling distance. The area is renowned for its country walks and the Loch Leven Heritage Trail has been an excellent initiative popular with walkers and cyclists alike. There are facilities for golf, tennis, fishing, swimming, squash, gliding, curling, cricket, rugby and other fitness and aerobic sports. Add to the mix a wide range of clubs and organisations and it quickly becomes clear why Kinross-Shire is a popular location for the young and not so young alike. For a more comprehensive list of available activities for all age groups see www.kinross.cc

Entry

Entry is gained to the front into the vestibule. Door to sitting room. Double glazed window to side. Fusebox.

Sitting Room

4.62m by 3.55m (11'8" by 15'2")

A well presented room with double glazed window to the front. Fitted white meter storage heater. Access to the stairway to the upper level. Door through to kitchen.

Kitchen

7.55m by 2.38m (11'8" by 7'10")

Well presented fitted kitchen which easily accommodates space a small breakfasting table. The kitchen is fitted with storage units at base and wall levels and has ample worktop surfaces, sink unit and drainer, tiled splashback and space and plumbing for all usual appliances. There is a built in hob, oven and cooker hood.

Upper Hall

The upper hall gives access to the bedrooms and the bathroom. There is also access to the loft hatch.

Bathroom

1.93m by 1.65m (6'4" by 5'5")

Comprising WC, wash hand basin and bath with shower over. Wall mounted fan heater. Extractor fan.

Bedroom 1

2.99m by 2.56m (9'10" by 8'5")

A south facing window to the front. Electric panel heater. Built-in double mirrored wardrobes.

Bedroom 2

3.55m by 2.08m (11'8" by 6'10")

Window to rear. Electric Heater. Built in linen cupboard housing hot water tank.

Garden

There is garden to the front and rear. The front garden is easily maintained with an area of lawn. The rear garden has a patio, timber shed and rotary clothes dryer.

Parking

Parking is allocated to the front of the property with further communal parking available for guests and visitors.

Extras

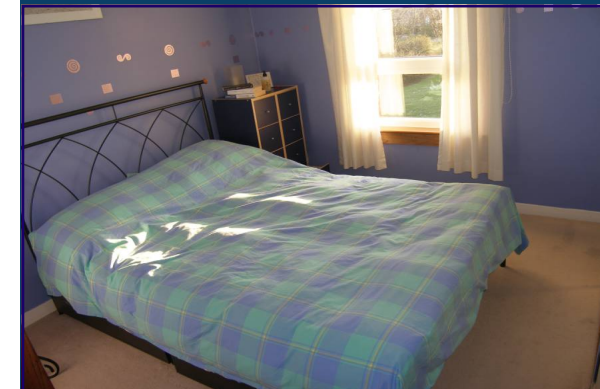
Fitted carpets and fitted kitchen appliances as mentioned will be included in the sale price.

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.*