

Andersons LLP

SOLICITORS AND ESTATE AGENTS

- Ground Floor Flat
- End Terraced
- Entrance Vestibule
- Sitting Room
- Inner Hallway
- Kitchen
- Bathroom
- Double Bedroom
- Electric Heating
- Double Glazing
- Garden
- All located Parking Space

Offers Over £79,000

130 Argyll Road, Kinross, KY13 8BL



An excellently appointed end terraced flatted dwelling in this very popular location. The property has excellent features including double glazing, attractive well presented rooms, a large garden to the rear and additional garden area to the side. Viewing of this ground level property is highly recommended. The accommodation comprises Sitting room, kitchen, bathroom and double bedroom. Double Glazing. Electric Heating. Allocated Parking

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. 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.

Entry

Entry is gained to the front at ground level via a traditionally styled doorway into the Entrance Vestibule.

Entrance Vestibule

1.42m by 0.96m (4'8" by 3'2")

Good sized vestibule which gives access via timber door into the sitting room.

Sitting Room

5.05m by 3.48m (16'7" by 11'5")

A well appointed room which has double glazed windows to the front. This generously proportioned room also has doorway to the inner hall and a storage cupboard/recess (this is a good sized area with space for a computer and small work station etc). Electric storage heaters.

Inner Hallway

Hallway has fitted shelved airing/storage cupboard and also a tank cupboard which provides additional storage. Doorway into the Kitchen, Bedroom and Bathroom.

Kitchen

3.50m by 1.95m (11'62 by 6'5")

An attractive galley kitchen in good order. Attractive storage units at base and wall levels. Other features include electric hob, electric oven, extractor hood, stainless steel sink unit and drainer, plumbing for automatic washing machine and spaces for other appliances. Attractive worktops. Door and window to the rear garden.

Bathroom

2.03m by 1.70m (6'8" by 5'7")

The bathroom comprises a three piece suite of w.c, pedestal wash hand basin and bath with electric shower over. Splash back tiling. Bathroom cabinet. Fitted wall mirror.

Bedroom

3.50m by 3.74m (11'6" by 9'0")

A very generously proportioned double bedroom with double glazed window looking onto the rear garden. The bedroom has a large wardrobe recess area and has a wall mounted electric heater. Dado rail.

Garden

The rear garden is an excellent feature. Fully enclosed it is laid predominantly to paving for ease of maintenance but does have some stocked flower borders and is surrounded by fence and hedging. There is an additional area of ground to the side of the property which is laid to lawn. The rear garden is an excellent feature incorporating barbecue and outdoor sitting areas and there is also a timber shed with electricity.

Parking Space

There is an allocated parking space immediately to the front of the property with other visitor parking available.

Outside Storage Space

There is an outside storage cellar.

Viewing by appointment through Andersons LLP 01577 862405

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.