

Andersons LLP

SOLICITORS AND ESTATE AGENTS

- Mid Terraced Dwellinghouse
- Excellently Appointed
- Modernised Throughout
- Sitting Room
- New Dining Kitchen
- Bathroom
- 2 Bedrooms
- Double Glazing
- Electric Heating
- Attractive Gardens
- All located Parking Space

Offers Over £104,950

110 Argyll Road, Kinross, KY13 8BL



An excellently appointed mid terraced dwelling house which has been modernised throughout. The property comprises sitting room, new dining kitchen, bathroom and two bedrooms. The property benefits from double glazing, electric heating, attractive garden and allocation parking space. Viewing is highly recommended.

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. 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 via a modern double glazed doorway to the front into the reception vestibule.

Reception Vestibule

The Reception vestibule has a coat hanging rail, meters cupboard and double glazed window to the side. Glaze panelled door into the sitting room.

Sitting Room

4.67m by 3.61 (15'4" by 11'10")

A well appointed sitting room with double glazed window to the front. Timber effect laminate flooring. Ample space for free standing furniture. Direct access to the stairway leading to the upper level. Door into the dining kitchen area.

Dining Kitchen

3.53m by 2.39m (11'7" by 7'10")

An excellently appointed newly fitted kitchen with attractive storage units at base and wall level. The kitchen has a fitted electric

ceramic/halogen hob with hood over and fitted electric oven. There is space and plumbing for other appliances. Stainless steel sink unit and drainer. Splash back tiling. The double glazed window looks onto the rear garden with a doorway giving direct access to the rear garden. The kitchen has a tiled floor and easily accommodates a breakfast/dining table.

Upstairs gives access to the bathroom two bedrooms there is also a hatch to the loft space.

Bathroom

1.87m by 1.98m (6'1" by 6'6")

A well appointed family bathroom comprising WC, pedestal wash hand basin and bath with electric shower over. Tiled flooring.

Bedroom 1

3.51m by 3.57m (11'6" by 11'8")

A spacious double bedroom with double glazed window to front. Ample space for free standing furniture.

Bedroom 2

2.82m by 3.57m (9'3" by 11'8")

This room can also accommodate a double bed. Fitted wardrobe. Double glazed window overlooking the enclosed rear garden.

Garden

The property has an attractive garden to the rear. This is an enclosed garden with lawn area and also a chipped area ideal for outdoor barbecues, sitting area. There is also a timber garden shed. The garden is a fine feature of the property. There is also a small garden to the front. Cellar.

Extras

All fitted floor coverings, curtains, blinds and white goods will be included.

Heating

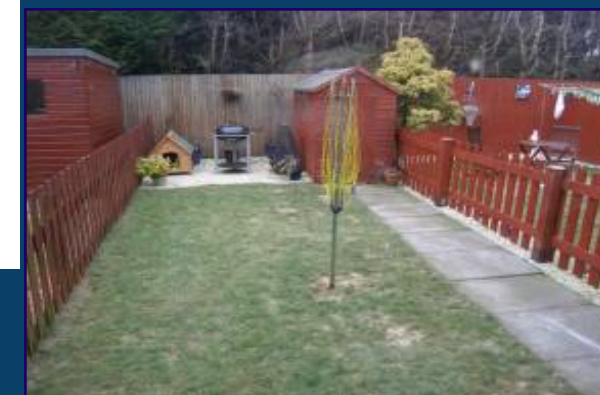
Heating is provided by an Electric Heating system with a combination of storage heating and panel radiators.

Viewing by appointment through Andersons LLP 01577 862405

Offers 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.