

Blackadders



37 Argyll Road, Kinross, KY13 8BL

Offers Over

£214,000

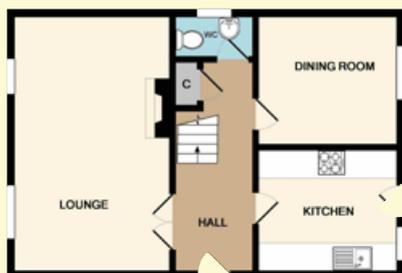


Detached Villa  
 Well Presented  
 Lounge  
 Dining Room  
 Kitchen  
 WC  
 4 Bedrooms  
 Bathroom  
 Gas CH, Dbl Glaz  
 Gardens  
 Driveway, Garage

This is a well presented four bedroom, detached villa located within the popular county town of Kinross. Well positioned for access to the town centre, the property is a few minutes drive from the motorway network making it an ideal purchase for the commuter. It also sits within close proximity of many local amenities including large supermarket, well regarded schooling at both primary and secondary level, a selection of shops, restaurants and many historic and outdoor pursuits. Kinross Golf Club, which is less than a mile from the property, boasts two challenging courses and the wildlife haven of Loch Leven is also within walking distance.

The accommodation comprises, on the ground floor: entrance hallway; lounge; dining room; kitchen and WC. The upper level offers four bedrooms (two with fitted wardrobes) and family bathroom with white four piece suite including separate shower cubicle. The spacious lounge with feature fireplace runs the full length of the property. The fitted kitchen offers ample storage and access to the rear garden. In addition, the property benefits from gas central heating and recently installed double glazing.

Externally, the fully enclosed rear garden is laid to lawn with patio seating area, gazebo, planted borders, feature pond and clothes drying area. The front garden is also laid to lawn. At the back of the house is a driveway leading to a detached garage with power.



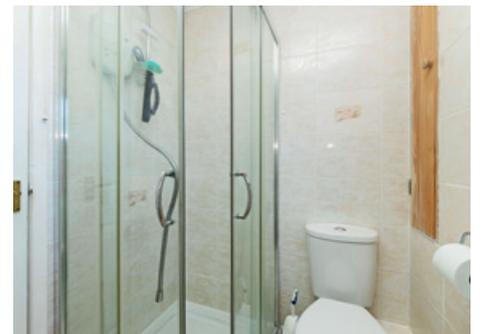
Ground Floor



First Floor

### ACCOMMODATION (measurements are approx)

Lounge	3.64m x 5.93m	(11'11" x 19'5")
Dining Room	3.04m x 3.27m	(10'0" x 10'9")
Kitchen	2.80m x 3.26m	(9'2" x 10'8")
WC	1.06m x 1.86m	(3'6" x 6'1")
Bedroom 1	3.37m x 3.71m	(11'1" x 12'2")
Bedroom 2	3.20m x 3.32m	(10'6" x 10'11") at widest
Bedroom 3	2.50m x 3.70m	(8'2" x 12'2") at widest
Bedroom 4	2.67m x 3.32m	(8'9" x 10'11") at widest
Bathroom	1.67m x 2.54m	(5'6" x 8'4")





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**ABERDEEN**  
37 Langstane Place  
Aberdeen  
AB11 6EN  
Tel: 01224 452750

**ARBROATH**  
129 High Street  
Arbroath  
DD11 1DP  
Tel: 01241 876620

**DUNDEE**  
40 Whitehall Street  
Dundee  
DD1 4AF  
Tel: 01382 342222

**EDINBURGH**  
5 Rutland Square  
Edinburgh  
EH1 2AX  
Tel: 0131 202 1868

**FORFAR**  
128 Castle Street  
Forfar  
DD8 3HS  
Tel: 01307 461234

**GLASGOW**  
94 Hope Street  
Glasgow  
G2 6QB  
Tel: 0141 248 1888

**PERTH**  
77 George Street  
Perth  
PH1 5LB  
Tel: 01738 500600

**property@blackadders.co.uk • www.blackadders.co.uk**

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