



Buy your next home with Next Home

Leading Perthshire Estate Agency

53 Argyll Road, Kinross, KY13 8BL

Offers Over £130,000


NEXTHOME
ESTATE & LETTING AGENTS

Buying with Next Home

53 Argyll Road, Kinross, KY13 8BL

Many thanks for your interest in
53 Argyll Road, Kinross, KY13 8BL.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first-time buyer we have incentives to help get you onto the property ladder our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renown in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01764 42 43 44.

If you would like to be kept informed of other great properties like this one, please register on our hot buyers list, where we will email you of new property listings and property open days.

About the area

Kinross lies just off the M90 near Perthshire's southern border. The well served town sits beside Loch Leven, the largest Loch of the Scottish Lowlands. The town is conveniently located approximately 13 miles from Dunfermline, 17 miles from Perth, 24 Miles from Stirling and 28 miles from Edinburgh.

Kinross offers supermarkets, shops for everyday requirements, café, hotels, pubs, sporting facilities, Post Office, churches, local bus services and health care facilities.

There is a park and ride facility beside Sainsbury supermarket offering express bus services to Edinburgh, Perth and Dunfermline.



Property summary

We are delighted to bring to the market this MID TERRACED TWO BEDROOM VILLA situated within a desirable residential area.

The accommodation comprises entrance hall; bright lounge with front facing window; kitchen with integrated oven, hob and extractor and door to the rear garden; principle double bedroom with fitted double mirrored wardrobe and window to the front with nice open outlook; second bedroom with rear facing window; bathroom with white suite and shower over the bath.

There is double glazing and gas central heating throughout.

Externally the rear garden is enclosed with a patio area and lawn.

There is allocated parking to the front of the property.

Early viewing is highly recommended.

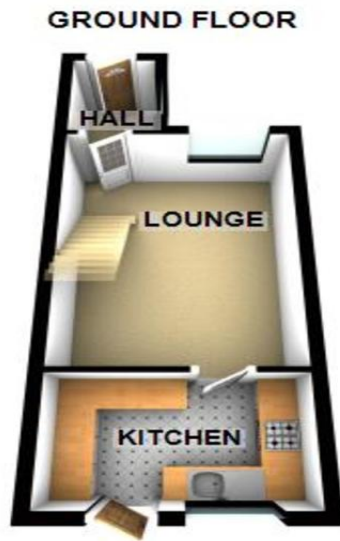


Key property features

- ✓ Mid Terraced Villa
- ✓ Bright Lounge
- ✓ Kitchen with Integrated Oven, Hob & Extractor
- ✓ 2 Bedrooms
- ✓ Bathroom
- ✓ Allocated parking
- ✓ Enclosed Garden
- ✓ Gas Central Heating
- ✓ Double Glazing
- ✓ Desirable residential area



Floorplans



Property Room Sizes

HALL

LOUNGE 15' 4" X 11' 9" (4.67M X 3.58M)

KITCHEN 11' 9" X 7' 10" (3.58M X 2.39M)

BEDROOM 11' 7" X 8' 6" (3.53M X 2.59M)

BEDROOM 11' 8" X 6' 10" (3.56M X 2.08M)

BATHROOM 6' 11" X 5' 6" (2.11M X 1.68M)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth 01738 44 43 42

41 – 43 Allan Street, Blairgowrie 01796 54 80 14

47a Atholl Road, Pitlochry 01796 54 80 14

1a James Square, Crieff 01764 65 00 44

211 High Street, Auchterarder 01764 66 36 66

Email sales@nexthomeonline.co.uk

For more information about Next Home and our services please visit: www.nexthomeonline.co.uk

*The only Perthshire estate agent **available 7 days until 9pm***

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