

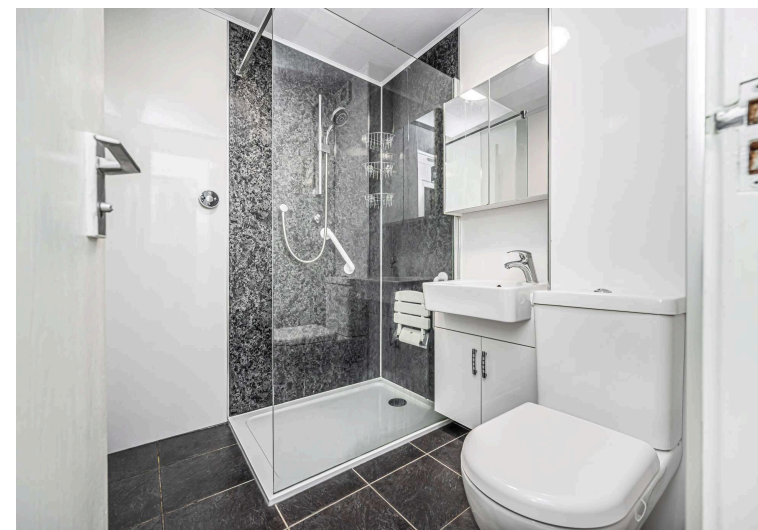
Morgans

PROPERTY

69A Argyll Road, Kinross, KY13 8BL

Offers Over £105,000





Ground Floor Apartment



Enclosed Garden



Central Location



EPC Rating - D



1 Bedroom



Allocated Parking Space



Investment Opportunity



Council Tax Band - B



Welcome

Welcome to 69A Argyll Road, a delightful ground floor one-bedroom apartment located in the charming town of Kinross. This property presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. Nestled in a popular residential area, it is conveniently close to local amenities, making it an ideal choice for modern living.

Upon entering, you are greeted by a welcoming porch that leads into a spacious and bright lounge, perfect for relaxation or entertaining guests. The apartment boasts fresh, modern decor throughout, creating a warm and inviting atmosphere. The well-appointed kitchen features both wall and floor units, providing ample storage space, and offers direct access to the enclosed rear garden, which is predominantly laid to lawn—ideal for enjoying the outdoors with patio area and shed providing extra storage.

The comfortable double bedroom and a family bathroom complete the accommodation, ensuring all your needs are met. Additional benefits include double glazing and electric heating, ensuring a cosy environment year-round. Furthermore, the property comes with the added convenience of an allocated parking space.

This well-presented flat is a rare find in Kinross, and viewings are highly recommended to fully appreciate its charm and potential. Don't miss out on the chance to make this lovely apartment your new home or investment.

Kinross

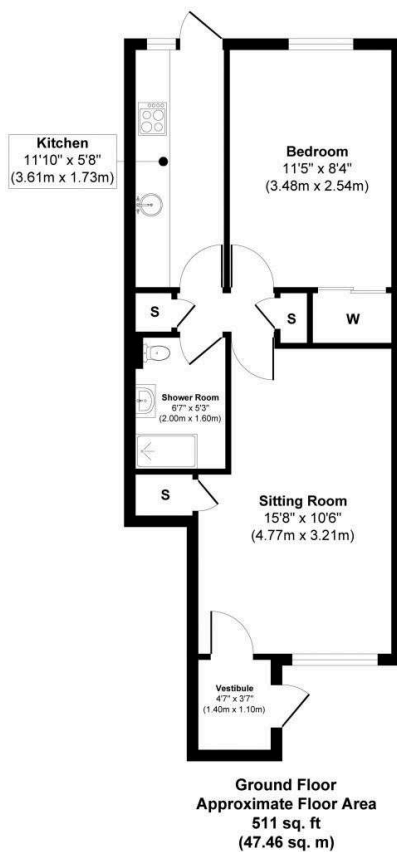


The town of Kinross enjoys a scenic setting on the shores of Loch Leven. It is to be found amid panoramic open countryside and surrounding hills. The location offers excellent access to many of Scotland's major cities via the M90 motorway. Kinross benefits from Park and Ride facilities giving commuters easy access to cities including Edinburgh, Perth and Dundee while the rail network can be accessed at Cowdenbeath, Dunfermline, Inverkeithing and Perth.

Notes

All viewings are strictly by appointment by calling Morgans on 01577 863424.

All fitted floor coverings, light fittings and integrated appliances will be included in the sale.



Approx. Gross Internal Floor Area 511 sq. ft / 47.46 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



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