



10, Argyll Road, Kinross, KY13 8BB.

A quality 3 bedroom detached home with driveway and a garage. Offers over £250,000.









## Particulars of Sale

**10, Argyll Road, Kinross, KY13 8BB.**

**A quality Wimpey detached family home enjoying a sought after position within walking distance of the schools and amenities.**

**Offers over £250,000.**

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### **PARTICULARS OF SALE**

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#### **DIRECTIONS**

On entering Kinross from the M90 at the first roundabout turn left onto Springfield Road. Turn second left onto Argyll Road. Number 10 is on the right hand side.

#### **SITUATION**

Kinross offers amenities including primary and secondary schooling of excellent repute which are within easy walking distance, supermarkets, shops for everyday requirements, Post Office, churches, local bus services, sports clubs, health care facilities and attractive walks around Loch Leven and in the surrounding countryside.

The extensive amenities of Dunfermline and Perth are accessible via the M90 and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities and recreational amenities.

Edinburgh offers superb facilities including shopping, leisure and cultural amenities as well as an airport.









## DESCRIPTION

An excellent home is offered by this quality 3 bedroom detached villa. The property enjoys a level plot with a side driveway and a detached single garage. The rear gardens are fully enclosed with a grassed area and a private decked area. The garden shed and greenhouse are included in the sale.

The property is perfect for family buyers with a bright and attractive three bedroom design featuring a gas fired central heating system and double glazing. The design includes a hall, a lounge with a log burning stove, a dining room, a fitted kitchen / appliances, an upper floor landing, 3 bedrooms and a bathroom with a white suite and an above bath shower.

The property is ideally placed for schooling, sports clubs and shops which are all within walking distance. Viewing is recommended.

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## GENERAL INFORMATION

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**VIEWING** Please telephone J & G Wilson on 01577 862302.  
[contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

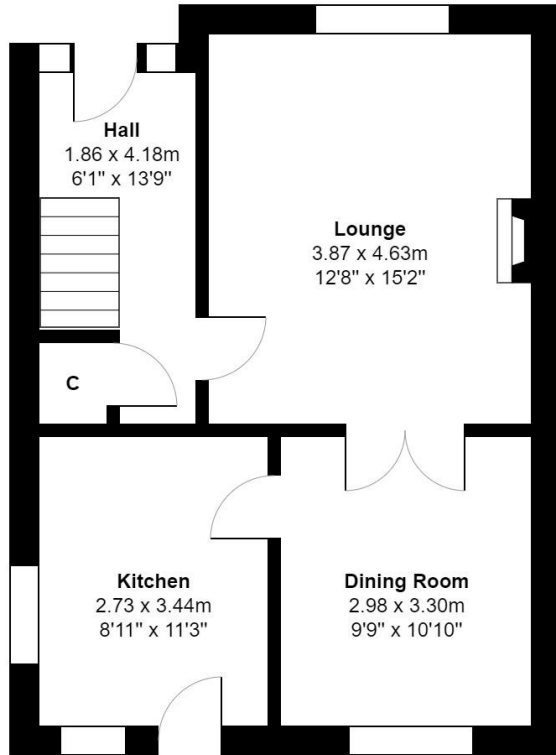
**SELLING YOUR OWN HOME** J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**COUNCIL TAX** The property is Band E.

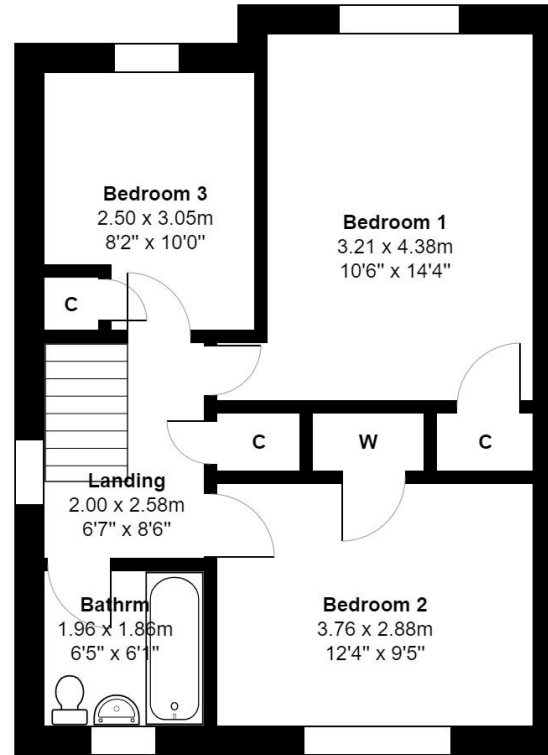
**ENERGY RATING** The property is rated as C (71).

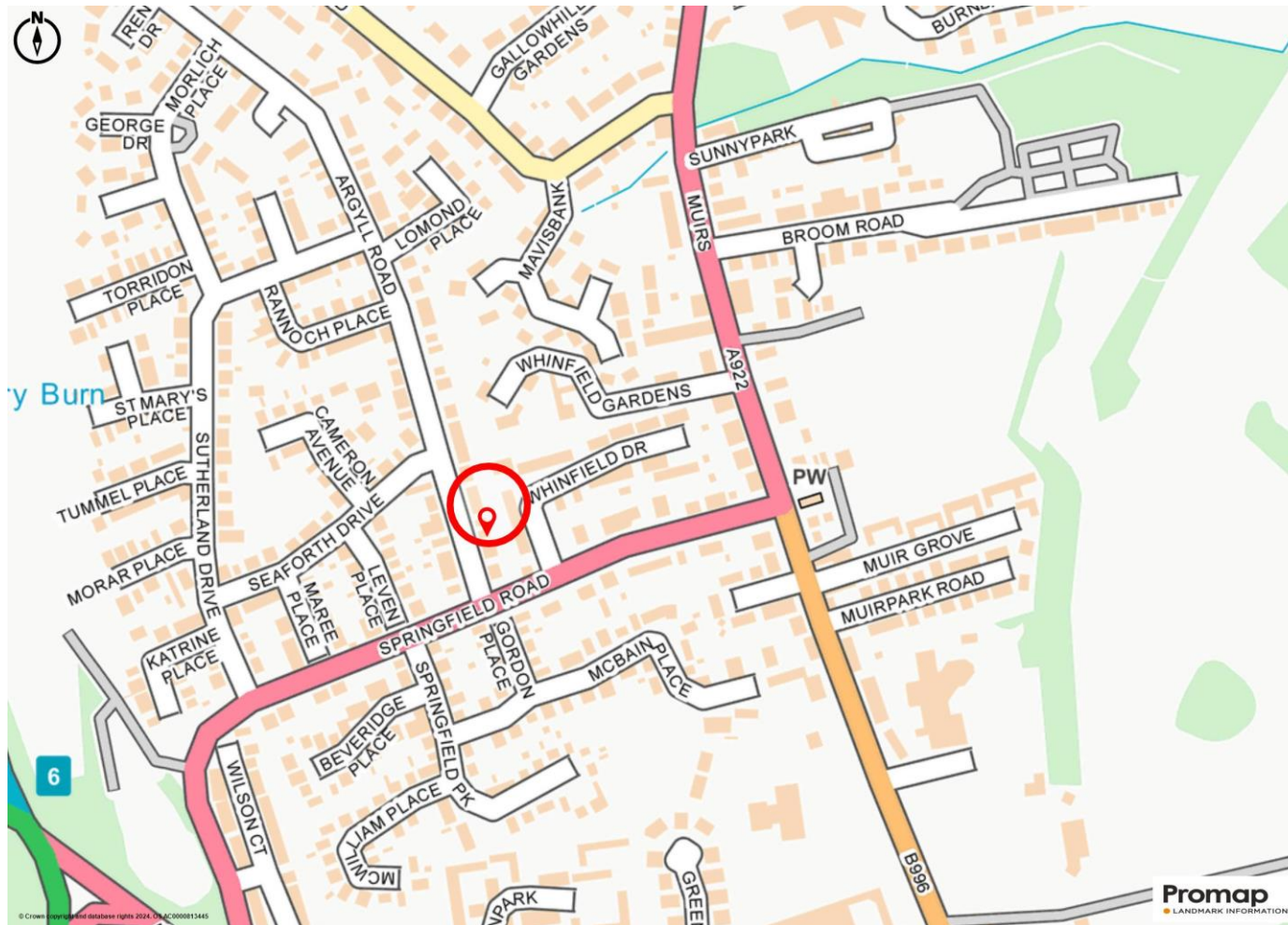
Particulars prepared October 2024.





10, Argyll Road,  
Kinross,  
KY13 8BB.  
(Not to scale).





### PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

### Selling Agents

J & G Wilson  
18 High Street  
Kinross  
KY13 8AN

T: 01577 862302  
E: [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)  
[www.jgwilson.co.uk](http://www.jgwilson.co.uk)