

**J & G  
WILSON**

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

**A quality extended 3 bedroom detached home in a popular setting. Offers over £250,000.**









## Particulars of Sale

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

**A quality extended 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 18 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 extended 3 bedroom detached villa. The property enjoys a level plot with a mono block driveway and a single garage. The rear gardens feature a grassed area with mature shrubs. The gardens are private with fencing and hedges. The garden shed is 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, a dining room, a fitted kitchen, a further kitchen area off, a small conservatory, an upper floor landing, 3 bedrooms and a shower room.

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)

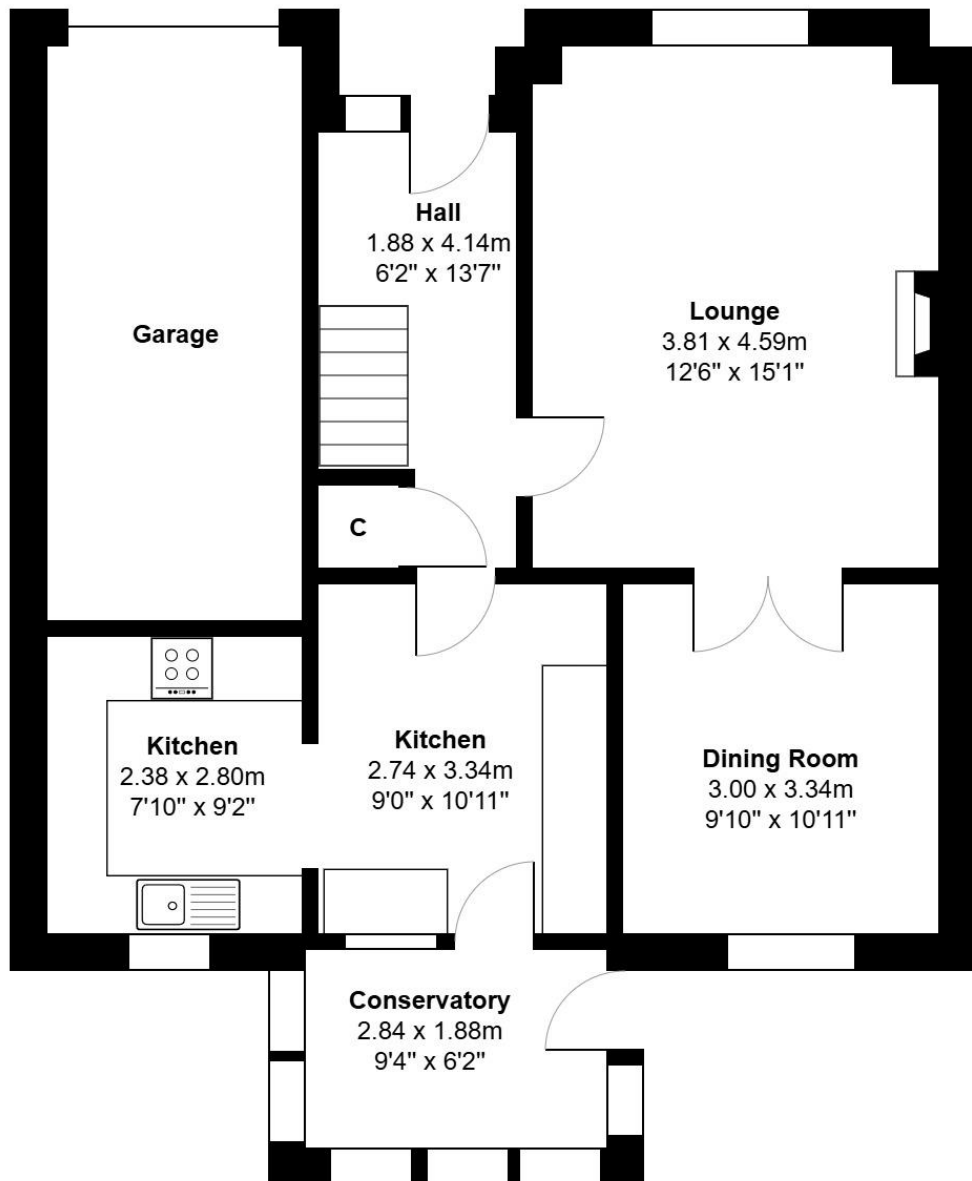
**SELLING YOUR OWN HOME** J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call 01577 862302 or email [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

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

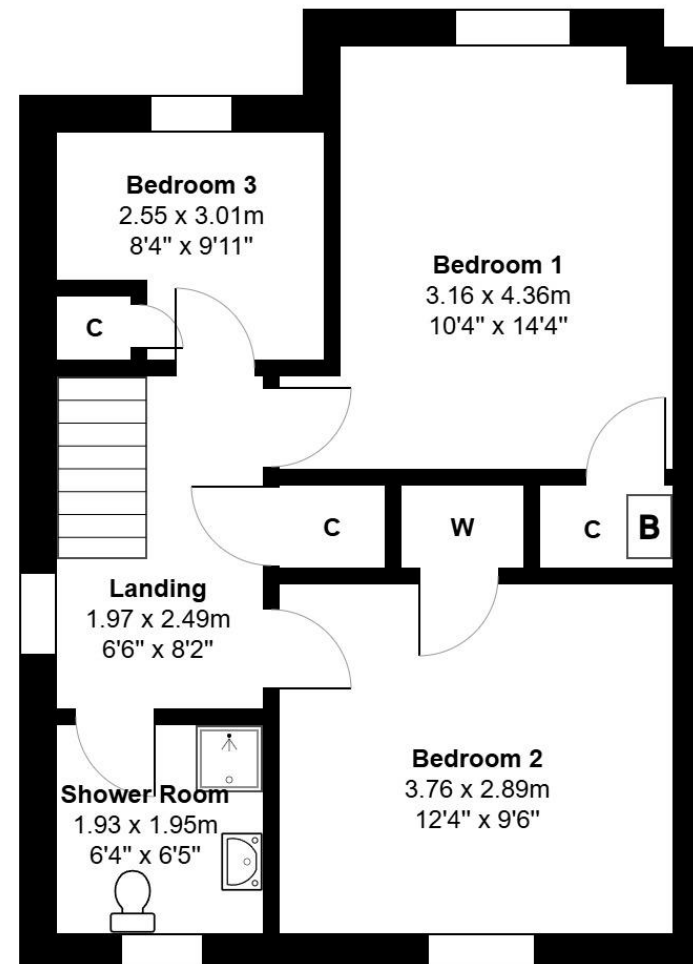
**ENERGY RATING** The property is rated as C (73).

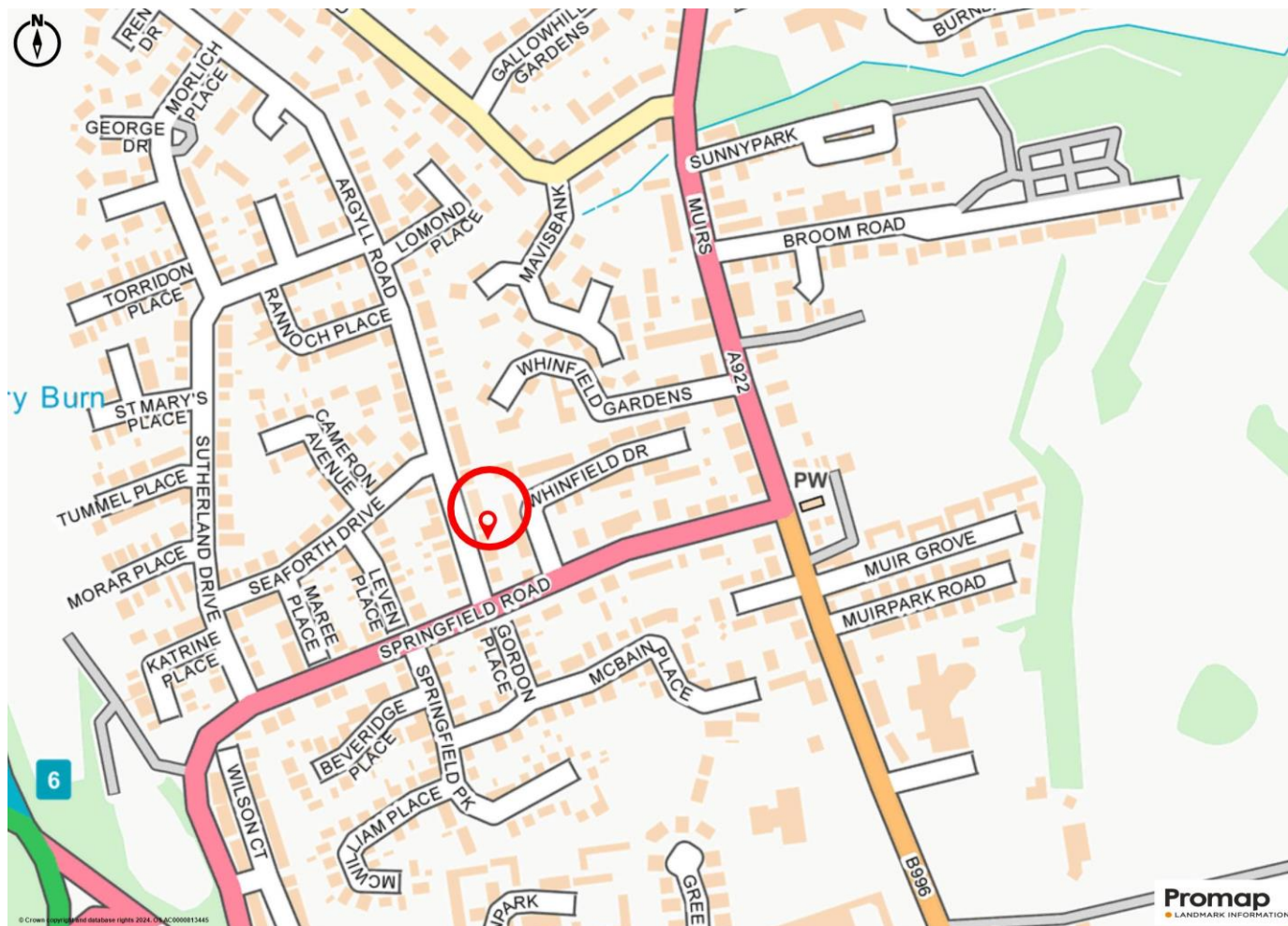
Particulars prepared August 2025.





18, 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

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