

80 Argyll Road, Kinross, KY13  
Offers Over £150,000





80 Argyll Road is an immaculately presented end of terraced villa ideally located in a popular residential location. Brought to the market in move in condition this property has fresh neutral decor throughout. Entry is gained from the side into a reception vestibule which in turn leads to a spacious lounge. The lounge has double window formation to the front , staircase leading to the upper level and door leading to the breakfasting kitchen. The modern kitchen has ample units at base and wall level providing a great deal of storage, breakfast bar seating area, window overlooking the rear garden and door leading to the same. The upper level has two good sized double bedrooms and a modern shower room. Externally the property has front and rear gardens with a driveway to the front and private parking space to the side. The rear garden is fully enclosed with lawn, patio seating area, timber shed and additional potting shed. Viewing is highly recommended.





### EXTRAS INCLUDED IN THE SALE

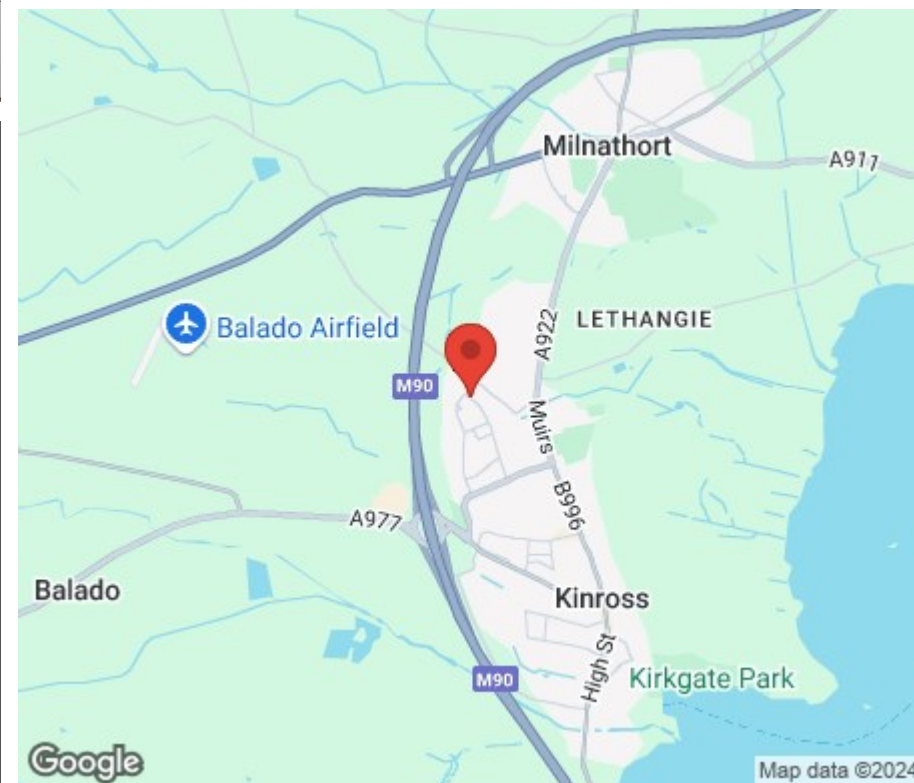
All fitted floor coverings, light fittings and integrated appliances will be included in the sale.

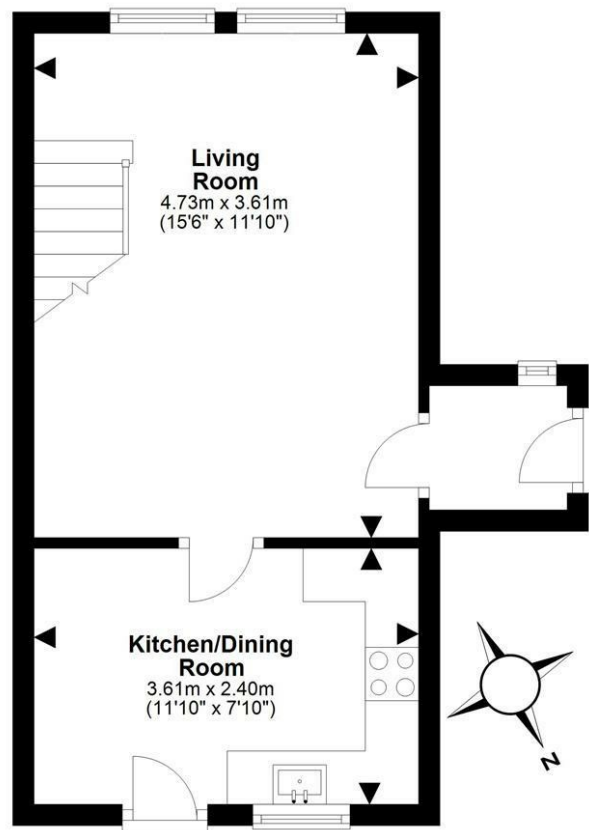
### VIEWINGS

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

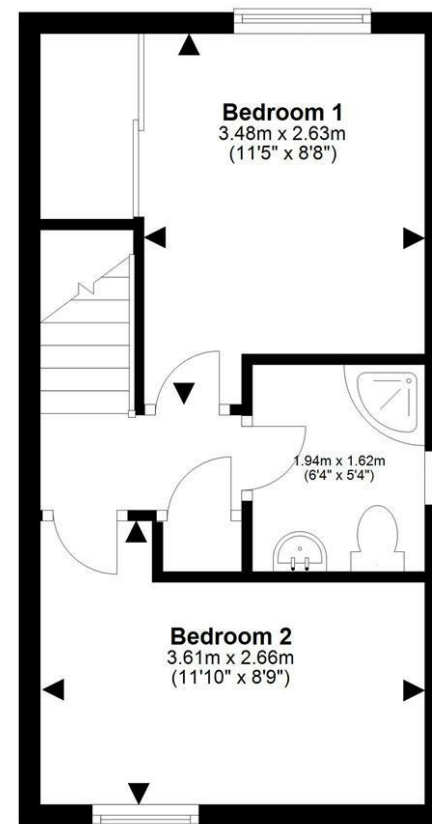
### MORGANS PROPERTY PACKAGE

We provide the complete buying and selling package including a comprehensive estate agency service and full legal service. For a FREE PRE-SALE VALUATION, estimate and market appraisal without cost or obligation, please contact us.





**Ground Floor**



**First Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.  
Plan produced using PlanUp.

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**PROTECTED**

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.