



2 Bed First Floor Flat

7 Easfield, Tarbert, Argyll, PA29 6TJ

Offers Around: **£70,000**

Starter home or buy to let conveniently situated in Tarbert's town centre. This first floor apartment offers an opportunity for first time buyers looking to get on the property ladder. Located close to all local amenities and the well rated Tarbert Academy on your doorstep. Lounge with balcony, breakfasting kitchen, 2 double bedrooms and bathroom. The property further benefits from recent double glazing, partial electric heating, on street parking, communal gardens and drying green, 2 cellars conveniently located on the landing at the flats main entrance and a coal fire with a back boiler that could be reinstated.

Highspeed broadband, 4G and digital television are available.




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Entrance/hallway

Timber entrance door on the ground floor with communal staircase to the first floor. Two storage cellars in the communal hallway and UVPC door to flat. Inner hall with laminate flooring with coat hanging, wall mounted electric panel heater, pendant lighting and a smoke detector. Storage cupboard with hanging rail and coat hangers, pendant lighting and smoke detector.

Lounge 4.8m x 4.3m (at widest point)

Bright and spacious room with elevated views to the hills beyond. Covered balcony area with UVPC double glazed door brings lots of light into the space and offers a spot to enjoy in the summer evenings or flower boxes. Original fireplace with tiled hearth (could be reinstated as a working open fire). Glass insert door to the hallway, carpeted flooring, decorative ceiling cornicing, wall paper coverings, smoke detector, carbon monoxide monitor, TV point and pendant lighting. Ample room for freestanding lounge/dining furniture or office space.

Kitchen 3.2m x 2.8m

Clean and practical with partial views towards the harbour and the hills beyond. Glass insert door from hallway. Matching wall and base units with good worktop space. Hotpoint electric cooker with oven and grill, extractor fan, stainless steel sink and mixer tap. Tiled splashbacks with wallpaper coverings above. Cork tiled flooring, kitchen shelving with opaque glass doors sits above breakfasting area. Candy Grand Vita washing machine with smart touch technology and a Candy fridge/freezer are included in the sale. Fitted vertical blinds, smoke detector and pendant lighting.

Bedroom one 4.3m x 3.2m

Large double bedroom with timber inbuilt headboard and book storage surround. Two large inbuilt cupboards with wardrobe shelving and hanging rails. Purpose built TV unit with storage below and TV point. Window views to the front. Neutral carpeted flooring, fitted vertical blinds, pendant lighting and ample room for freestanding bedroom furniture.

Bedroom two 4.0m x 3.0m

Sizeable double bedroom with lots of incoming light. This room is currently used as a hobby office space (the units will be removed prior to sale). Three large inbuilt cupboards (one hosting water tank). Decorative ceiling cornicing. Window views to the rear. Laminate flooring, fitted vertical blinds, pendant lighting and ample room for freestanding bedroom furniture.

Bathroom 1.8m x 1.8m

Blue three-piece suite Bath, WC and WHB. Matching tiled walls, cork tiled flooring, opaque window, vanity shelving, towel rail and pendant lighting.

Outdoor space

Easily maintained communal garden grounds and drying green mainly laid to grass, concrete pathways and railings. On street parking to the front and rear of property.

Location

Located on the Kintyre Way the area is a popular tourist destination, famed for its seafood, and in the summer is host to Scotland's largest sailing regatta - the Scottish Series. There are a number of cafes and restaurants overlooking the harbour in addition to a supermarket and banking services. Tarbert Academy offers local schooling at nursery, primary and secondary level. There is a short 9-hole golf course in the village and two major golf courses at Machrihanish, including the Machrihanish Links, one of the finest links in the country and voted one of the top 50 courses in the UK. For outdoor enthusiasts the area offers numerous walking cycling, fishing, stalking and shooting opportunities. The nearby coves and bays of the Knapdale peninsula are a truly must-be-seen unspoilt area. There are regular ferry services from Tarbert to the isles of Islay, Jura and Colonsay. There is also a service between Tarbert and Portavadie on the Cowal peninsula which offers an alternative route, via Dunoon, to Glasgow. The ferry terminal at Claonaig to the south provides crossings to the Isle of Arran and there is a daily flight from Machrihanish near Campbeltown to Glasgow. Lochgilphead offers a variety of amenities and shops including a sports centre and library as well as the main primary and secondary schools. Campbeltown has an extensive range of shops and services including a swimming pool, secondary school and a number of supermarkets. It is famous for whisky; at one time there were 30 distilleries in the town.

City Link runs a reliable bus service from Campbeltown to Glasgow.

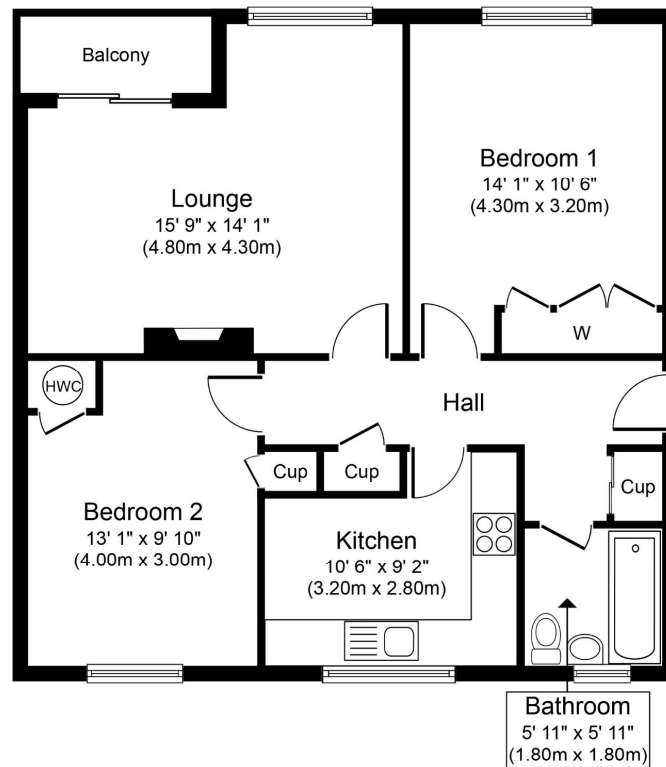
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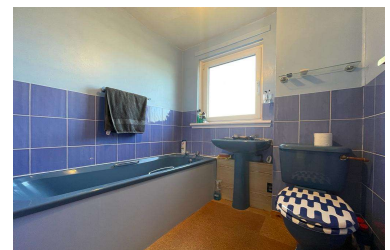
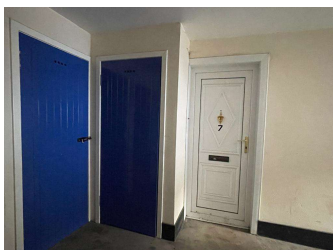
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Approximate Floor Area
720 sq. ft.
(66.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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