

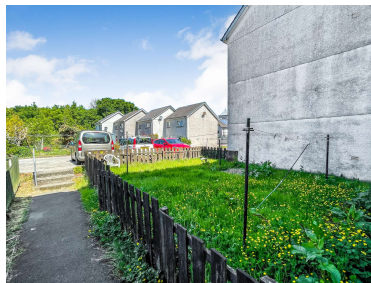


2 Bed Flat/Apartment

Guide Price: £70,000

13 Easfield, Tarbert, Argyll, PA29 6TJ

Ideal starter home or buy to let conveniently situated in Tarbert's town centre. This first floor apartment offers an opportunity for first time buyers aiming to get on the property ladder. Located close to all local amenities and the well rated Tarbert Academy on your doorstep. Lounge with balcony, spacious open plan kitchen, 2 double bedrooms and bathroom. The property further benefits from double glazing, off peak electric heating, on street parking, communal gardens and drying green and 2 cellars conveniently located on the landing at the flats main entrance. Furnishings and white goods are available. 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 wooden door with feature glass insert to flat. Inner hall leads to all rooms with laminate flooring, coat hanging, off peak electric heater, pendant lighting and a 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. Glass insert door to the hallway, laminate flooring, feature electric fire, decorative ceiling lighting, smoke detector, off peak electric heater, TV point and pendant lighting. Ample room for freestanding lounge/dining furniture or office space.

Kitchen 3.2m x 2.8m

Open plan space both clean and practical with partial views towards the harbour and the hills beyond. Matching wall and base units with feature glass inserts and shelving. Marble effect worktop space. Hotpoint electric 4 zone hob, oven and grill with extractor fan. Tiled splashbacks, stainless steel sink and mixer tap. Samsung washing machine, dishwasher, inbuilt fridge, freestanding Hoover fridge freezer, microwave and kettle are available. Laminate flooring, smoke detector and strip style lighting.

Bedroom one 4.3m x 3.2m

Large double bedroom with three large inbuilt cupboards with shelving and hanging rails. TV point, window views to the front, neutral carpeted flooring, pendant lighting, off peak electric heater and ample room for freestanding bedroom furniture.

Bedroom two 4.0m x 3.0m

Sizeable double bedroom with lots of incoming light. Inbuilt wardrobe space, window views to the rear. Carpeted flooring, pendant lighting, off peak electric heater and ample room for freestanding bedroom furniture.

Bathroom 1.8m x 1.8m

Cream three piece suite with bath, overhead electric Triton shower, WC and WHB. Matching tiled walls with mosaic dado design, laminate flooring, opaque window to rear, mirrored vanity shelving unit, 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.

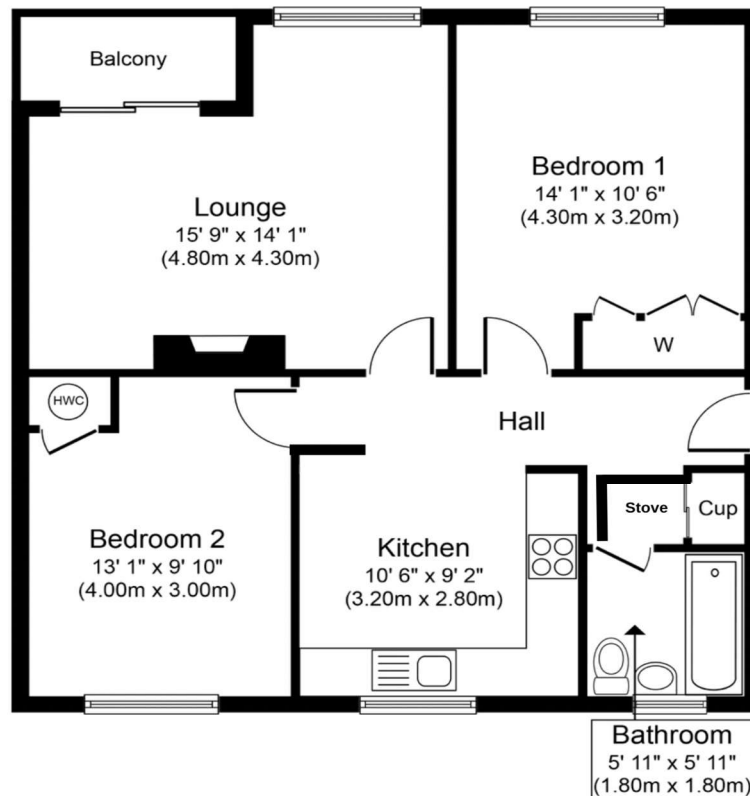
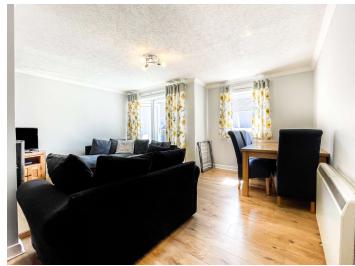
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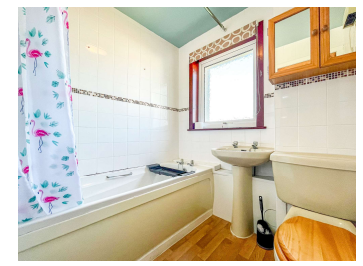
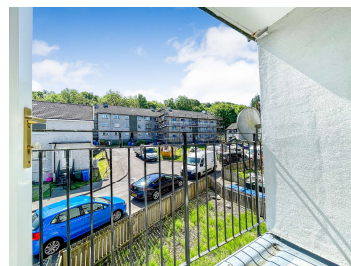
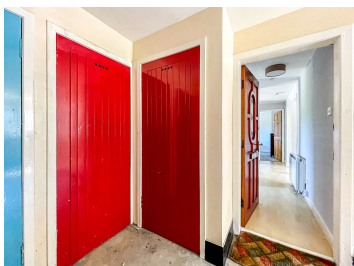
All measurements are approximate and descriptions are for guidance only.

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Approximate Floor Area
710 sq. ft.
(65.9 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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