

## 13 Easfield Tarbert, PA29 6TJ



- **2-double bedrooms**
- **Genuine Walk in Condition**
- **First Floor Flat**
- **Recently Insulated & Re-Rendered**
- **Central location**

This well presented 2-bedroom first floor flat is in genuine walk in condition, and further benefits from recent roof, chimney, insulation and rendering works. Accommodation comprises of 2 double bedrooms, Lounge Kitchen and bathroom. The property is within walking distance of Tarbert Academy and all local amenities.

**Ref: 1339**  
**Home Report Available. EPC Rating: C72**

**Lounge: 4.70m x 4.28m**



Good size family lounge has a full length window and door opening onto a veranda. Space for dining table and chairs. Storage heater.

**Kitchen: 2.87m x 3.17m**



Open plan kitchen has a wide range of wall and base units with integrated oven, hob and fridge. Plumbed for washing machine and dishwasher. Window with views of the Church. Laminate flooring throughout.



**Bedroom 1: 3.05m x 4.29m**

Good sized double bedroom has both single and double built in wardrobes. Window to the front. Adequate space for freestanding bedroom furniture. Panel heater.



**Bedroom 2: 2.95m x 3.50m**

Double bedroom has built in storage cupboard. Double window with views to the church. Space for stand alone wardrobes and bedroom furniture. Panel heater.



**Bathroom: 1.80m x 1.91m**

Bathroom is tiled in white with mosaic border. Over bath electric shower. Wood effect vinyl flooring. Dimplex fan heater. Mirrored bathroom cabinet.



## Exterior:



Communal drying green. 2 cupboards on landing.

## Directions:

Turn right at the Tarbert Hotel on Harbour Street, continuing up School Road past Tarbert Academy and take the second right into Easfield. 14 Easfield is in the second block on your right and can be identified by the Argyll4Sale sign.

## Price:

A Fixed Price of **£65,000** is sought and should be lodged in writing with Argyll4Sale. Prospective buyers are advised to register their interest through a solicitor. However, our clients are not obliged to proceed to a closing date and reserve the right to sell without notice. Our clients are not bound to accept the highest or indeed any offer.

**Services:** Mains Waste & Water, Electric heating, double glazing

**Council Tax Band: A**

## Viewing Arrangements

Strictly by prior appointment by contacting Argyll4Sale – 01546 603118. [enquiry@argyll4sale.net](mailto:enquiry@argyll4sale.net)

## Agents Notes

We have carried out a visual inspection of the property in order to prepare these particulars. All measurements have been taken using an infra-red measure however are not guaranteed. If any detail is fundamental to the purchase, prospective purchasers are recommended to obtain further detail.