



2 JOHN SMITH PLACE KINTYRE TARBERT, PA29 6UW

OFFERS OVER £84,000

Stewart Balfour & Sutherland are delighted to bring to the market this exceptionally well-presented one-bedroom first-floor flat, ideally situated within the heart of the picturesque fishing and tourist village of Tarbert.

Stewart Balfour & Sutherland
SBS Cameron Macaulay
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SBS Property Shop

2 JOHN SMITH PLACE KINTYRE

- Outstanding 1 bed first floor flat • Perfect move in condition • Located in the heart of Tarbert • Ideal for a wide range of buyers • Early viewing a must



Offering bright, spacious and beautifully maintained accommodation throughout, this charming home is presented in true walk-in condition and is sure to appeal to a wide range of purchasers, including first-time buyers, downsizers and those seeking a low-maintenance home in a sought-after coastal location.

The accommodation comprises a welcoming entrance hallway with useful space for coats and shoes, from where a straight staircase rises to the first-floor landing. The simple staircase design could also make the future installation of a stairlift more straightforward should accessibility requirements change over time.

The generously proportioned living room is located to the rear of the property and enjoys attractive views across the beautifully maintained shared gardens together with interesting rooftop views over Tarbert. Located directly off the living room is the contemporary fitted kitchen, which has been finished to a high standard and offers an excellent range of quality wall and base units with ample worktop space including including an oven and hob and integral washing machine and dishwasher.

The spacious double bedroom benefits from a built-in wardrobe which is currently being used as a home office and in addition, a particularly useful walk-in cupboard accessed from the first-floor landing is currently used as a walk-in wardrobe, providing excellent additional storage.

Completing the accommodation is a stylish and modern bathroom comprising a low-level WC, wash hand basin, and bath with shower over, all finished to an excellent standard.

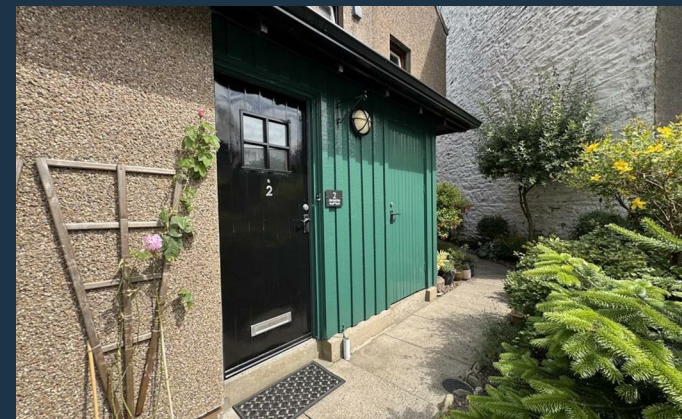
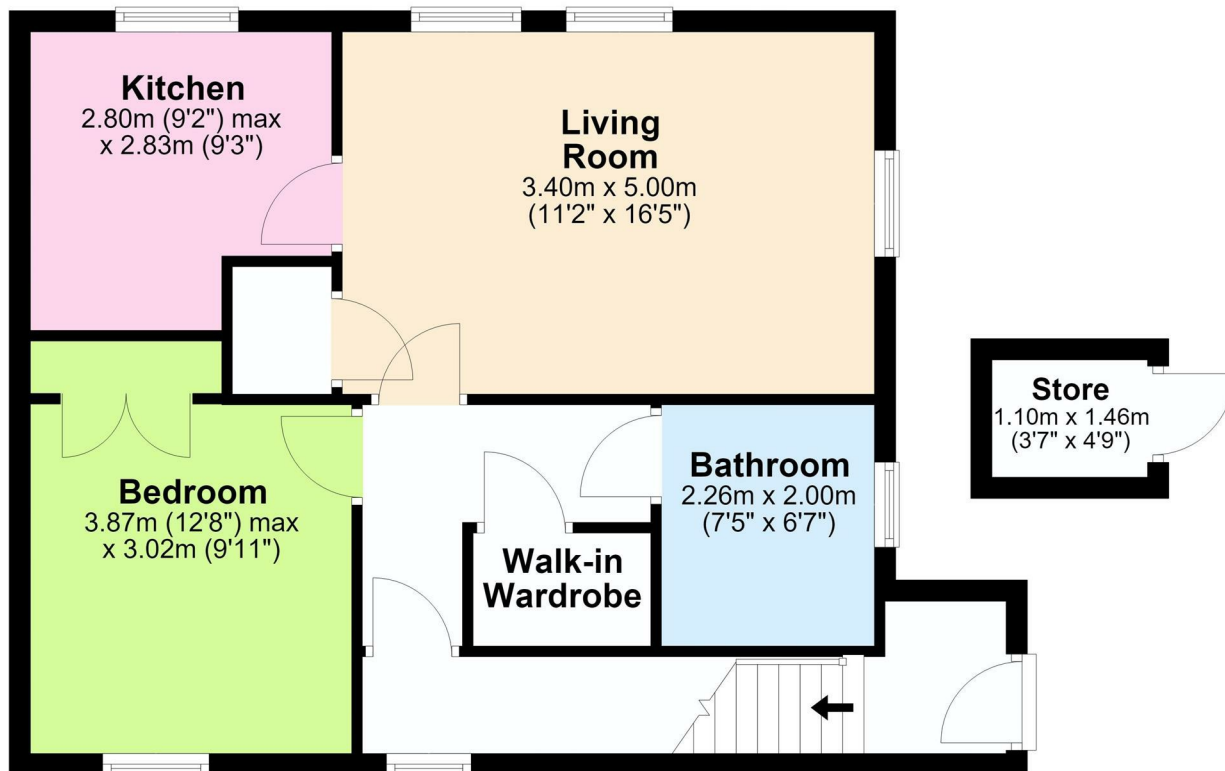
Externally there is private off street parking and the property further benefits from a highly practical private storeroom located adjacent to the entrance door. This useful space is fitted with plumbing, power and lighting, making it an ideal utility and storage area. The attractive communal gardens, shared with the ground-floor flat, extend around the side and rear of Nos. 1 and 2 John Smith Place. These easily maintained gardens provide a welcome splash of colour throughout the seasons and offer pleasant, sheltered seating areas in which to relax and enjoy the sunshine.

Tarbert is one of Argyll's most attractive and vibrant coastal villages, renowned for its picturesque harbour, marina, seafood restaurants and welcoming community. The village offers an excellent range of everyday amenities including shops, cafés, hotels, medical facilities and a primary school, while also hosting a variety of popular annual events such as the famous Tarbert Seafood Festival. Surrounded by stunning scenery and with excellent opportunities for sailing, walking, fishing and exploring the beautiful west coast of Scotland, Tarbert remains a highly desirable place to live.

This superb property represents an ideal opportunity for a first-time buyer, someone looking to downsize, or anyone seeking an immaculate home in one of Argyll's most desirable coastal villages. Early viewing is highly recommended.







NOTE: Offers should be submitted in formal legal terms with the selling agents at their Property Shop. A closing date for offers may be set and accordingly interested parties who wish to proceed further should register their interest with the selling agents. The sellers will not be obliged to proceed to a closing date and reserve the option to sell the property to any party or to withdraw same from the market at any time. These particulars have been carefully prepared after due enquiry, are provided as a guide only, but do not form part of any contract. Measurements have been taken by a sonic tape machine. While the agents consider that information and opinions expressed are fair and accurate, interested parties must not rely upon any statement, whether oral or written, made by the agents.

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