



BANNOCKBURN BUILDINGS

TARBERT, PA29 6TW

OFFERS OVER £99,995

A bright and inviting third-floor flat with breath taking views across the Harbour, Loch Fyne and the surrounding hills. Perfectly positioned in the heart of the Tarbert village centre, the property is just minutes from shops, cafés and all local amenities. This highly desirable home offers well-proportioned accommodation comprising a spacious lounge/dining area, a breakfasting kitchen, two generous double bedrooms and a bathroom. Additional features include double glazing throughout, excellent storage and easy on street parking nearby. With the harbour on your doorstep, this is an exceptional setting for sailing enthusiasts or those seeking a scenic coastal retreat. High-speed broadband, 4G connectivity and digital television services are all available.

Stewart Balfour & Sutherland
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- Bright and spacious third-floor flat
- Panoramic Views
- Two well-proportioned double bedrooms
- Double glazing
- Prime central location in Tarbert village
- No onward chain
- Public parking nearby



A bright and beautifully presented third-floor apartment enjoying spectacular, uninterrupted views across the harbour, Loch Fyne and the rolling hills beyond. Situated right in the heart of Tarbert village centre, the property is perfectly placed for immediate access to shops, cafés, restaurants and everyday amenities, making it an exceptional and highly sought-after home.

Accessed via a communal entrance at ground level, a well-maintained staircase leads to the top floor where the flat is positioned. Inside, a welcoming hallway provides space for coats and footwear, along with generous built-in storage including a large cupboard with power, light and useful eaves storage. A skylight enhances the space with additional natural light.

The lounge is a standout feature of the home. Light-filled and spacious, with a large bay window framing picturesque views over Tarbert Harbour and beyond. The room comfortably accommodates both lounge and dining furniture, making it ideal for relaxing or entertaining. A charming cast iron fireplace with open fire creates a focal point, while wall lighting and an electric heater add warmth and comfort.

The breakfasting kitchen is fitted with shaker-style wall and base units complemented by contrasting worktops. A substantial breakfast bar offers additional storage and casual seating space. There is plumbing and electrics for freestanding appliances, a stainless steel sink with tiled splashbacks, and a large rear-facing window. Wooden flooring and feature lighting complete the space.

There are two generous double bedrooms. The principle bedroom benefits from a beautiful bay window, capturing stunning harbour views and plenty of natural light and the second bedroom enjoys peaceful views towards the rear, with ample space for additional seating or occasional furniture. Both rooms offer excellent proportions and flexibility.

The bathroom is fitted with a modern suite including a bath with overhead electric shower and folding screen, contemporary fittings, tiled finishes and a heated towel rail. An opaque window allows for natural light while maintaining privacy.

Tarbert itself sits along the scenic Kintyre Way and is a thriving coastal village popular with visitors year-round. Renowned for its seafood and vibrant harbour setting, it hosts the annual Scottish Series sailing regatta each summer. The village offers cafés, restaurants, a supermarket and banking facilities, while Tarbert Academy provides nursery through to secondary education. A local 9-hole golf course is located within the village, with championship links courses at Machrihanish nearby, including the renowned Machrihanish Links.

Outdoor pursuits are plentiful, with walking, cycling, sailing and fishing all on the doorstep, and the unspoilt coves and bays of the Knapdale peninsula close by. Ferry services operate from Tarbert to Islay, Jura and Colonsay, as well as to Portavadie on the Cowal peninsula, offering connections towards Glasgow. Further transport links include crossings from Claonaig to Arran and flights from Campbeltown to Glasgow.

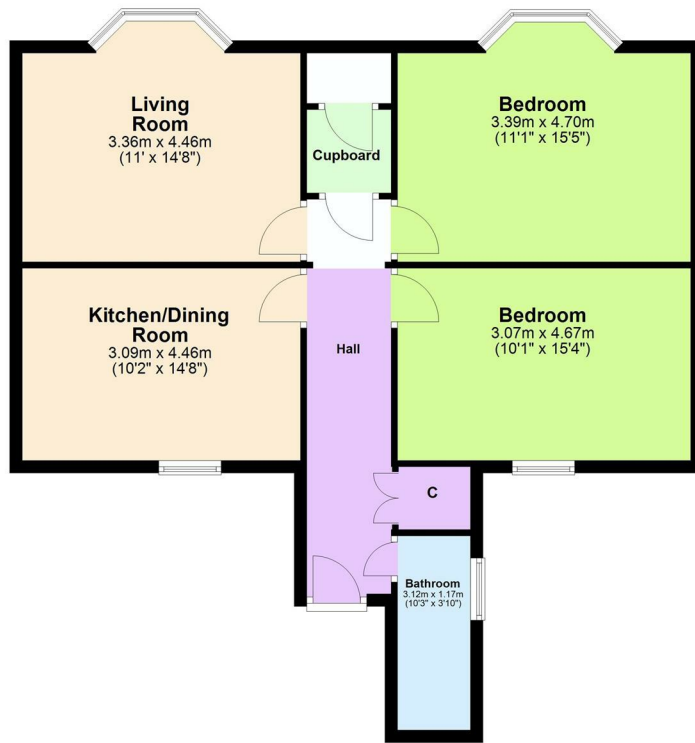
This is a rare opportunity to secure a spacious coastal home with exceptional views in one of Argyll's most picturesque harbour villages.





Top Floor

Approx. 78.9 sq. metres (848.7 sq. feet)



Total area: approx. 78.9 sq. metres (848.7 sq. feet)



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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