



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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51D Barry Downs, Carnoustie, DD7 7SA

Fixed Price £199,950

Kensington by Luxury Stately Albion Ltd, (50ft x 20ft appx)

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51D Barry Downs, Carnoustie, DD7 7SA

Situated within the popular and well – established Barry Downs we are delighted to offer for sale this immaculately presented, 2 bedroomed home with modern, luxury features throughout as well as raised patio and monobloc driveway.

The home is the highly specified “Kensington” by Stately Albion Ltd and is nestled into a cul-de-sac within the idyllic rural setting of Barry Downs, only minutes drive from Monifieth and Carnoustie which offers a number of shops, services, beach front and golf courses. Regular bus services pass the main entrance and the nearby A90 dual carriageway offers an excellent commuter link.

Within Barry Downs Park there is an age restriction of over 50 and all potential new owners must undergo a suitability interview with the site owners before the sale can be completed. The site fees for this year are £2000 appx and will be paid until the date of transfer to the new owner. The home is also sold with 8 years Gold Shield warranty from the manufacturer. All floor coverings and window blinds where fitted are included in the sale.

Entrance:

A bright and welcoming entrance accessed through a grey upvc security door which opens into the large kitchen/dining area.

Kitchen/Dining:

A high spec kitchen with ample storage space provided by white gloss floor and wall cabinets and large kitchen island. All finished to a high standard with solid white granite worktops, modern features such as instant hot water tap, integrated pop up socket, built in tower oven as well as combi microwave oven, large induction hob with contemporary overhead extractor. Integrated appliances include a fridge/freezer, dishwasher, washing machine, tumble dryer and a wine fridge. The kitchen also benefits from a vaulted ceiling with velux windows and downlights, under cabinet spotlights, tiled splash back and flooring. This bright, open plan space is the hub of the home with dining options at both the kitchen island and dining area. A white upvc security door from the kitchen leads out to the side of the home giving access to the rear garden patio area, which makes an excellent alternative outdoor dining option.

Lounge:

Open planned from the kitchen/dining room the bright lounge provides a comfortable atmosphere in which to relax and is flooded with natural light from the large window and patio doors leading out onto a south facing wrap around balcony. Vaulted ceilings bestow a light and spacious feeling to the room and the contemporary feature electric fireplace provides a relaxing focal point to this modern room.

Master Bedroom:

A very spacious and bright double bedroom with dressing room, as well as a luxury en-suite. The master bedroom also benefits from features such as a vaulted ceiling, downlights within a plinth providing ambient lighting and luxury curtains with blinds.

En Suite:

A luxury, fully tiled ensuite with shower cubicle, wc and contemporary basin on top of a vanity unit with large illuminated mirror above and chrome heated radiator.

Dressing Room:

An excellent addition to the master bedroom, the dressing room benefits from fully built in shelves, rails and drawers with plinth lighting giving a luxury feel as well as a Velux window bringing natural light into the room.

Bedroom 2:

Another bright and airy bedroom with built-in double wardrobes providing excellent storage space.

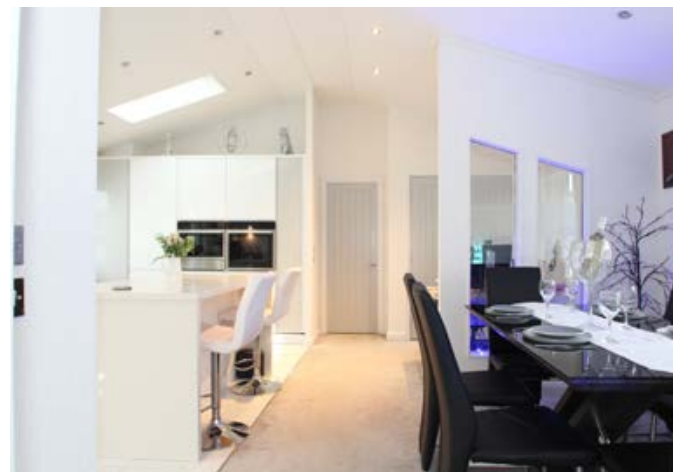
Bathroom:

A luxury bathroom finished to a high standard with bath as well as shower cubicle, back to wall w.c, counter top basin within a large vanity unit providing excellent additional storage space, fully tiled and chrome heated towel rail.

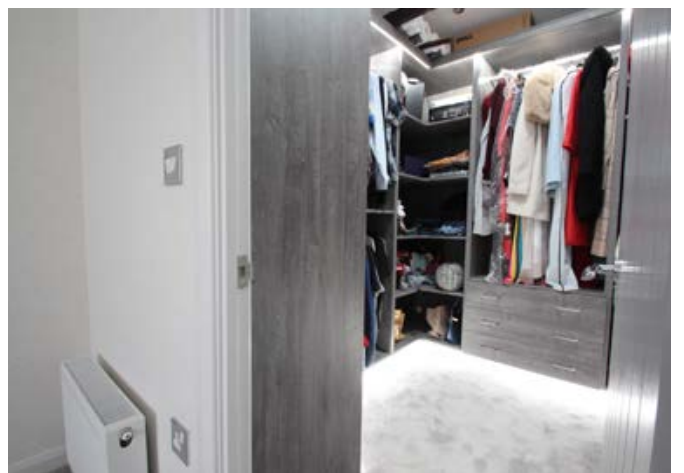
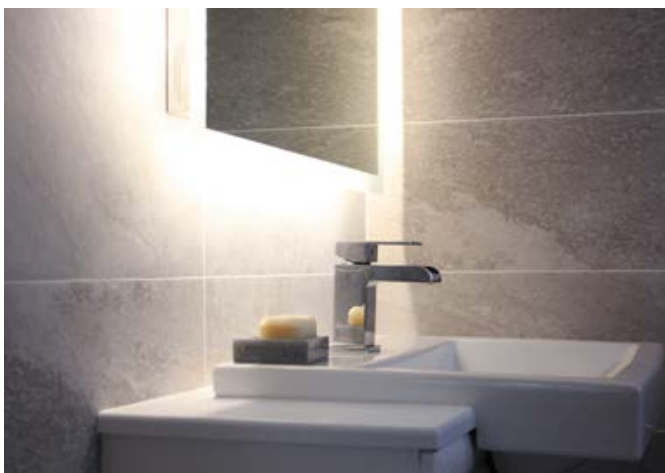
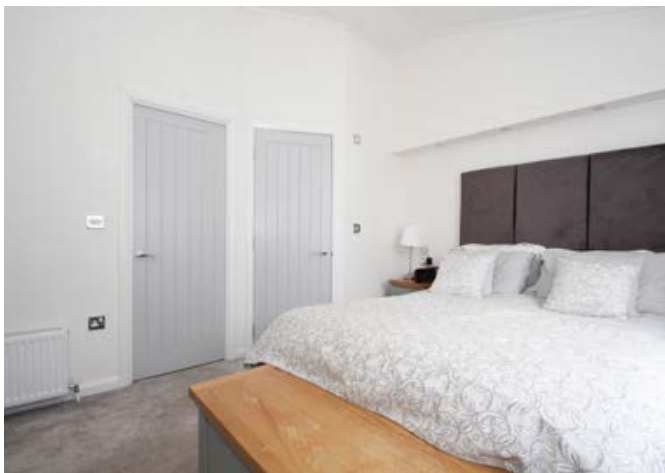
Garden:

Attractive, low maintenance garden laid mainly to lawn with patio areas providing an excellent outdoor space in which to relax in the summer months. The large plot provides a monobloc driveway with space for two cars as well as an outdoor storage shed providing excellent additional storage.

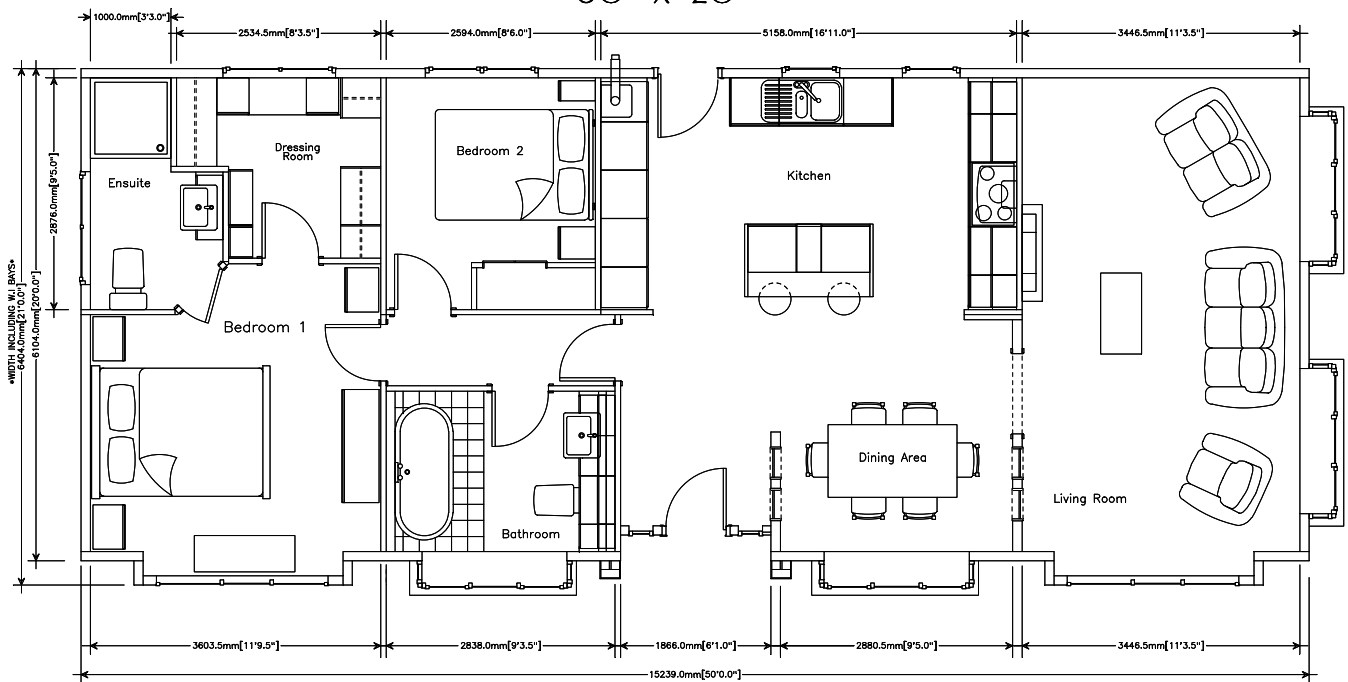


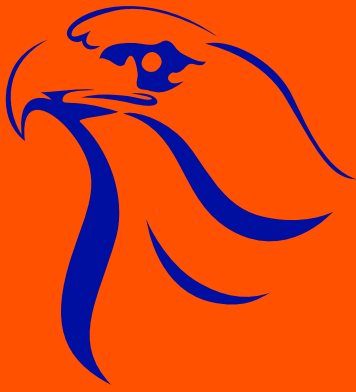






THE KENSINGTON 50' x 20'





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Home Report

Please log on to www.legaleagles.tv then select this property, select the "Home Report" button and the home report will display within 5 seconds.

Council tax band:

B (Angus Council November 2023).

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time).

Deposit Required:

You will be required to place a £1000 good will non-refundable deposit with the estate agents when you decide you intend to purchase this unit, the deposit will be fully refundable to you if the seller for any reason withdraws from the sale, should you withdraw from the purchase the deposit will not be returned to you.

Location:

Situated on the outskirts of the world famous golfing town of Carnoustie, Barry Downs is renowned for its well maintained grounds in a secure and peaceful surrounding. 51D Barry Downs is located within the barrier entrance, passing 'The Wee Cook' at Barry Downs and a pinpoint location can be found at www.what3words.com using /// pancake.hikes.subplot

Note:
Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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