



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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36 Barry Downs, Carnoustie, DD7 7SA

“The Goodwood” by Luxury Stately Albion Ltd, (46ft x 20ft appx)

Offers Over £125,000

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Semi-Detached Bungalow with Attic

“The Goodwood” by Luxury Stately Albion Ltd, (46ft x 20ft appx).

Situated within the popular and well – established Barry Downs we are delighted to offer for sale this immaculately presented park home with raised patio, monobloc driveway and outdoor storage.

The home is the highly specified “Goodwood” by Stately Albion Ltd and is situated in an idyllic rural setting within the Barry area of Angus only a short drive from Monifieth and Carnoustie which offers a number of shops, services, beach front and golf courses. Regular bus services pass the main entrance on a regular basis 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 have been paid until Feb 2025.

Hallway:

A bright and welcoming entrance accessed through a partially glazed upvc security door that gives access to the utility, lounge, bedrooms, study and bathroom as well as 2 built-in storage cupboards.

Lounge:

This bright living space is flooded with natural light from the dual aspect windows and patio doors overlooking and leading out onto a raised patio area. Double doors open up and lead through into the kitchen/dining room.

Kitchen/Dining:

A bright, kitchen with ample storage space provided by wood effect floor and wall cabinets with complimentary wood effect worktops. Appliances include a built-in double oven, 4 burner gas hob with overhead extractor, space for tall fridge freezer and washing machine. Kitchen also benefits from modern tiled splash back, high quality laminate flooring and open plan dining area. The dining area overlooks the rear of the home and opens up into the lounge with patio doors leading out onto a raised patio, the ideal spot for dining and relaxation during the warmer months.

Utility Room:

Excellent additional storage with matching cabinets and worktops to the kitchen. The utility room can be joined for the kitchen or the hallway as well as having an external door leading out to the side of the home.

Master Bedroom:

A spacious double bedroom with two double built in mirrored wardrobes and modern en-suite.

En Suite:

A modern ensuite consisting of a corner shower cubicle, w.c and wash hand basin within a vanity unit providing excellent additional storage. Wetwall within the shower, vinyl flooring, opaque double-glazed window, chrome heated radiator.

Bedroom 2:

Another bright and airy bedroom with built-in wardrobes and storage.

Study:

A great addition to this home, the study room provides ample storage space and is currently getting utilised as a dressing room with high quality built -in drawers and vanity.

Bathroom:

The bathroom is finished to a high standard with, w.c, wash hand basin within a vanity unit providing excellent additional storage space, bath and shower within. Walls are fully tiled, chrome heated towel rail, large opaque double glazed window.

Garden:

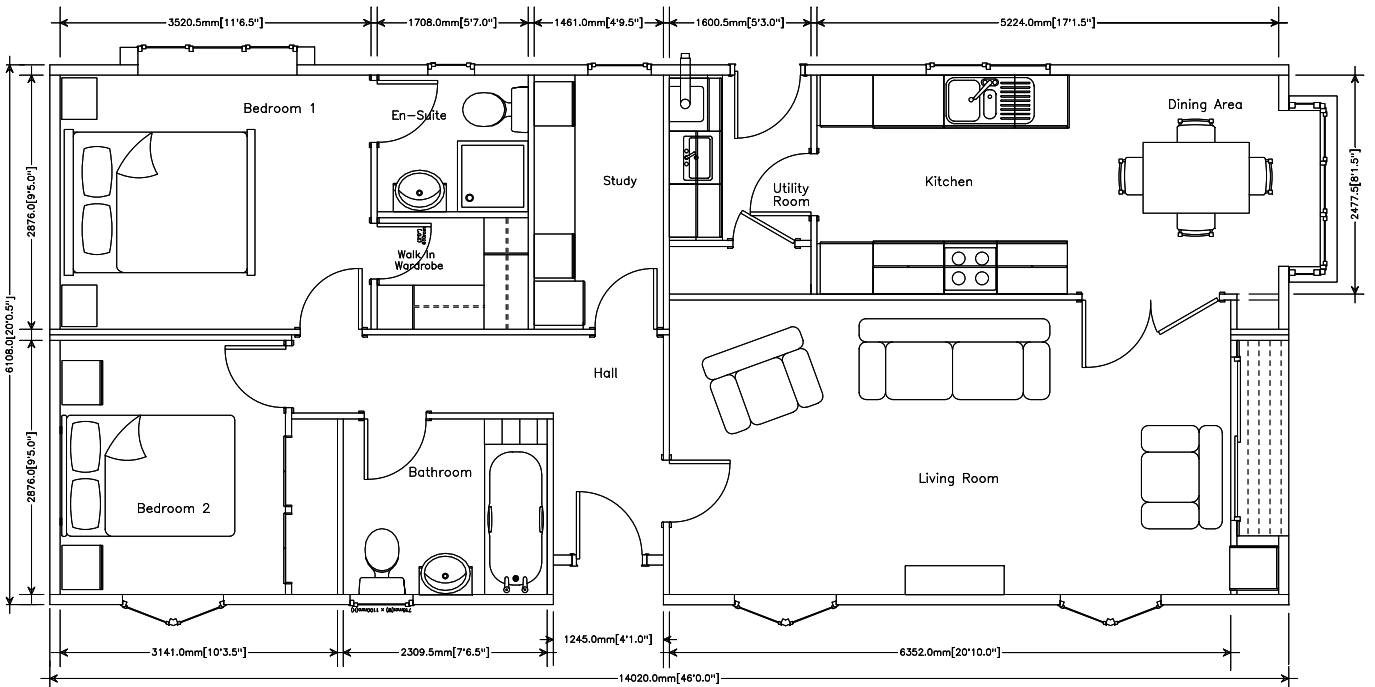
Attractive, low maintenance garden laid mainly to lawn with raised patio area providing an excellent space in which to relax in the summer months. Monobloc driveway and outdoor storage.

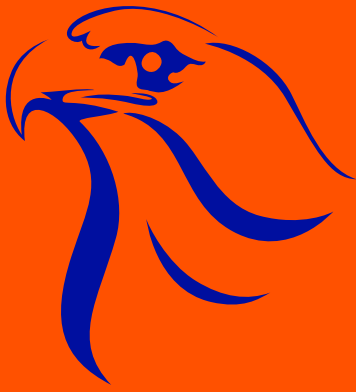












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Council tax band:

B (Angus Council March 24).

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. 95 Barry Downs is located within 'The Downs' entrance at Barry Downs and a pinpoint location can be found at www.what3words.com using /// with.juicy.vibe

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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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