



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

12-14 Maule Street, Monifieth
Angus, DD5 4JN

t.01382 539313 f.0845 643 1609

e.info@legaleagles.tv w.legaleagles.tv

33 Barry Downs, Carnoustie, DD7 7SA

“Windsor” by Luxury Stately Albion Ltd, (40ft x 20ft appx)



www.legaleagles.tv

DD5 ESTATE AGENTS

“Windsor” by Luxury Stately Albion Ltd, (40ft x 20ft appx)

33 Barry Downs, Carnoustie, DD7 7SA

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

The home is the highly specified “Windsor” by Stately Albion Ltd and is situated in an idyllic rural setting within the Barry area of Angus 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 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 will be paid up to the date of transfer to the new owner.

Hallway:

A bright and welcoming hallway accessed through a partially glazed upvc security door, gives access to the lounge, bathroom, study, 2 bedrooms and 3 built-in storage cupboards.

Lounge:

This bright living space is flooded with natural light from the full height windows and patio doors leading out to a raised patio area. Vaulted ceilings bestow a light and spacious feeling to the room and the modern feature electric fireplace provides a comfortable atmosphere in which to relax.

Dining:

The spacious dining room is a versatile room that leads into the kitchen area and lounge. Full length windows make this room a bright area for dining and entertaining.

Kitchen:

A bright, kitchen with ample storage space provided by white floor and wall cabinets with complimentary worktops. Appliances include a built-in double oven, 4 burner gas hob with overhead extractor, dishwasher, sink with drainer. Kitchen also benefits from tiled splash back, downlights and a utility room.

Utility Room:

Open plan from the kitchen the utility is an excellent additional storage with matching cabinets to the kitchen. Integrated washing machine as well as integrated tall fridge freezer, sink and external door leading out to the side of the home.

Master Bedroom:

A spacious double bedroom with large en-suite and full wall of built in wardrobes.

En Suite:

Spacious ensuite consisting of a large shower cubicle, w.c and wash hand basin within a vanity unit with wall to wall mirror and cupboards providing excellent additional storage. Fully tiled.

Bedroom 2:

Another bright and airy bedroom with built-in wardrobes.

Bathroom:

A luxury bathroom finished to a high standard with bath and w.c, counter top basin within a vanity unit providing excellent additional storage space with mirror above, fully tiled, large opaque double glazed window.

Garden:

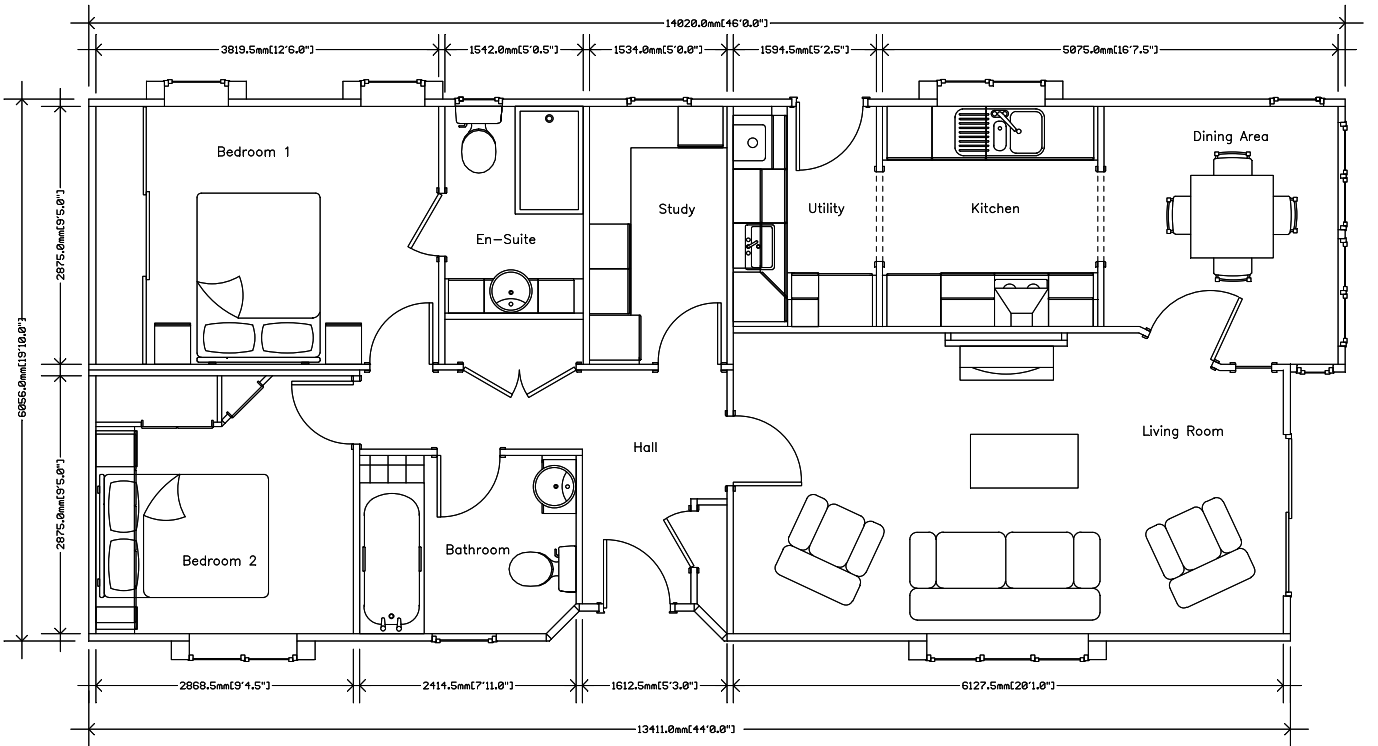
Attractive, low maintenance garden laid mainly to lawn with raised patio area providing an excellent space in which to relax in the summer months. Monobloc driveway and outdoor storage.

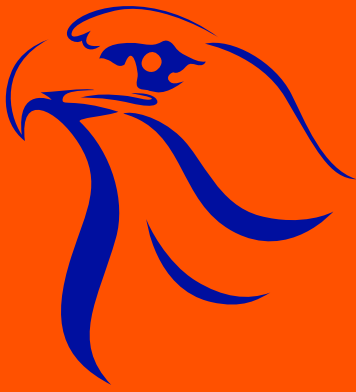












Alan E Masterton

SOLICITORS & ESTATE AGENT

Council tax band:

B (Angus Council June 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.

12-14 Maule Street,
Monifieth, Angus
DD5 4JN
LP-1 Monifieth

t. 01382 539 313
f. 0845 643 1609
e. info@legaleagles.tv
w. legaleagles.tv

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.

www.legaleagles.tv

"WHEN RESULTS MATTER"

ESTATE AGENTS • POWER OF ATTORNEY • WILLS • EXECUTRIES

Estate Agents and Innovators in Property Exchange for the Private Individual and Business Portfolio Builder.
House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

Selling, Buying and Leasing Property in...



MONIFIETH

BROUGHTY FERRY

FORFAR

PERTH

ARBROATH