



**Alan E Masterton**  
SOLICITORS & ESTATE AGENT

**DD5** ESTATE AGENTS

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[www.legaleagles.tv](http://www.legaleagles.tv)

11b Barry Downs, Carnoustie, DD7 7SA

Fixed Price £83,000

“Laburnum Lodge 2009” by Atlas, (40ft x 16ft appx).

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# **“Laburnum Lodge 2009” by Atlas, (40ft x 16ft appx).**

## **11b Barry Downs, Carnoustie, DD7 7SA**

Situated within the popular and well – established area of Barry Downs we are delighted to offer for sale this immaculately presented park home with large storage outbuilding, wrap around raised patio area and chipped two car driveway and a gas supply tank with new boiler installed in 2023.

The home is the popular “Laburnum” 2009 model by Atlas 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 are paid for the year, site fees are renewed in February.

### **Entrance:**

The property is entered via a raised decking area into the open plan kitchen/lounge through a set of patio doors.

### **Lounge:**

The open plan, bright living space is flooded with natural light from the full height windows giving both front and side elevations and French doors that lead out to a well maintained raised patio area, ideal spot for relaxation and outdoor dining in the summer months. Vaulted ceilings bestow a light and spacious feeling to the room.

### **Kitchen/ Dining:**

Contemporary kitchen with a mix of white wall and floor cabinets with complementary marble effect worktop and tiled splash back. Appliances include 4 gas burner hob with overhead hood extractor, fan assisted oven as well as integrated microwave, space for American style fridge/freezer, breakfast bar gives additional dining option as well as space for dining chairs and table. Kitchen also benefits from downlights, vaulted ceiling and velux window.

### **Master Bedroom:**

A spacious, bright and airy double bedroom with large built-in wardrobe and built-in bedside storage cupboards.

### **Ensuite:**

An ensuite finished to a high standard with corner shower cubicle with mains operative shower within, bath, w.c and wash hand basin with storage. Tiled to dado height, tiled flooring, heated towel rail, opaque glazed window and velux window.

### **Bedroom 2:**

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

### **W.C:**

Consisting of a corner shower cubicle, w.c and wash hand basin this room also benefits from built in storage and space for washing machine.

### **Garden:**

Attractive, low maintenance garden with well maintained raised patio area providing an excellent space in which to relax in the summer months. Chipped driveway large enough for two cars.

### **Shed/ Workshop:**

Large outdoor storage shed with electric









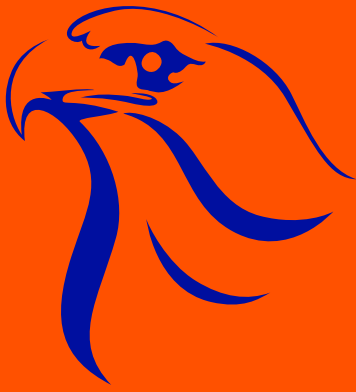








**t: 01382 539 313**



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## SOLICITORS & ESTATE AGENT

### Council tax band:

A (Angus Council June 2024).

### 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](mailto: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 it's well maintained grounds in a secure and peaceful surrounding. 11B 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](http://www.what3words.com) using /// cosmic.grinning.hoping

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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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