



**Alan E Masterton**  
SOLICITORS & ESTATE AGENT

**DD5** ESTATE AGENTS

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

Fixed Price £135,000

23D Barry Downs, Carnoustie, DD7 7SA

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# 23D Barry Downs, Carnoustie, DD7 7SA

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

Situated on a quiet cul-de-sac within the popular and well established park, Barry Downs we are delighted to offer for sale this immaculately presented park home located on a generous plot with storage outbuilding, wrapped around raised patio area and mono bloc driveway for up to two cars.

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 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 £2000appx and will be paid up until the date of transfer to the new owner, the home is sold with over 7 years Gold Shield warranty from the manufacturer and full details can be obtained during your visit.

Property benefits from large bright lounge with door leading out onto a raised patio. Double doors from the lounge lead to an open plan, bright dining room/ kitchen with utility, master bedroom with walk in wardrobe and ensuite, further bedroom with built in storage, office and luxury shower room.

### **Hallway:**

A bright and welcoming hallway accessed through a dark grey security door, radiator, carpeted.

### **Lounge:**

This spacious and bright living space is flooded with natural light from the dual aspect windows, modern feature electric fireplace provides a comfortable atmosphere in which to relax, double glass paneled doors allow direct access to the kitchen and dining area, integrated shelving, carpeted. Lounge benefits from French doors leading out onto a raised patio area providing the ideal spot for outdoor dining and entertaining through the warmer months.

### **Kitchen/Dining:**

Modern, high spec kitchen with matt grey wall and floor cabinets with complementary worktops. Kitchen appliances consist of; a tower fan assisted electric oven and grill, 4 gas burner hob, integrated dishwasher, integrated fridge/freezer. The kitchen also benefits from under cabinet spotlights, tiled splash back and high quality wood effect laminate flooring. The bright dining area is large enough to accommodate a 6 seater table and chairs, carpeted, radiator.

### **Utility Room:**

The utility room provides excellent additional storage with matching wall and floor cabinets as the kitchen, integrated washing machine and tumble dryer, stainless steel sink and gives direct access to rear garden and patio areas, extremely large storage cupboard, laminate flooring, radiator.

### **Master Bedroom:**

Very spacious bright and airy double bedroom with walk-in wardrobe and en-suite shower room, carpeted, radiator.

### **En Suite:**

Built in corner shower cubicle with mains operative shower and wet wall within, wc and wash hand basin within a vanity unit with tiled splash back, chrome heated radiator, laminate flooring, opaque double-glazed window, radiator.

### **Bedroom 2:**

Another bright and airy bedroom with wall to wall built-in double wardrobes providing excellent storage space, carpeted, radiator.

### **Shower room:**

A modern, high spec shower room with large built-in shower cubicle with sliding door and mains operative shower within, w.c, wash hand basin within a vanity unit providing excellent additional storage, tiled splash back, tiled within the shower cubicle, high quality laminate flooring, chrome heated towel rail, opaque double glazed window.

### **Study:**

A spacious study room with ample storage provided by high quality built -in drawers and large cabinet.

### **Garden:**

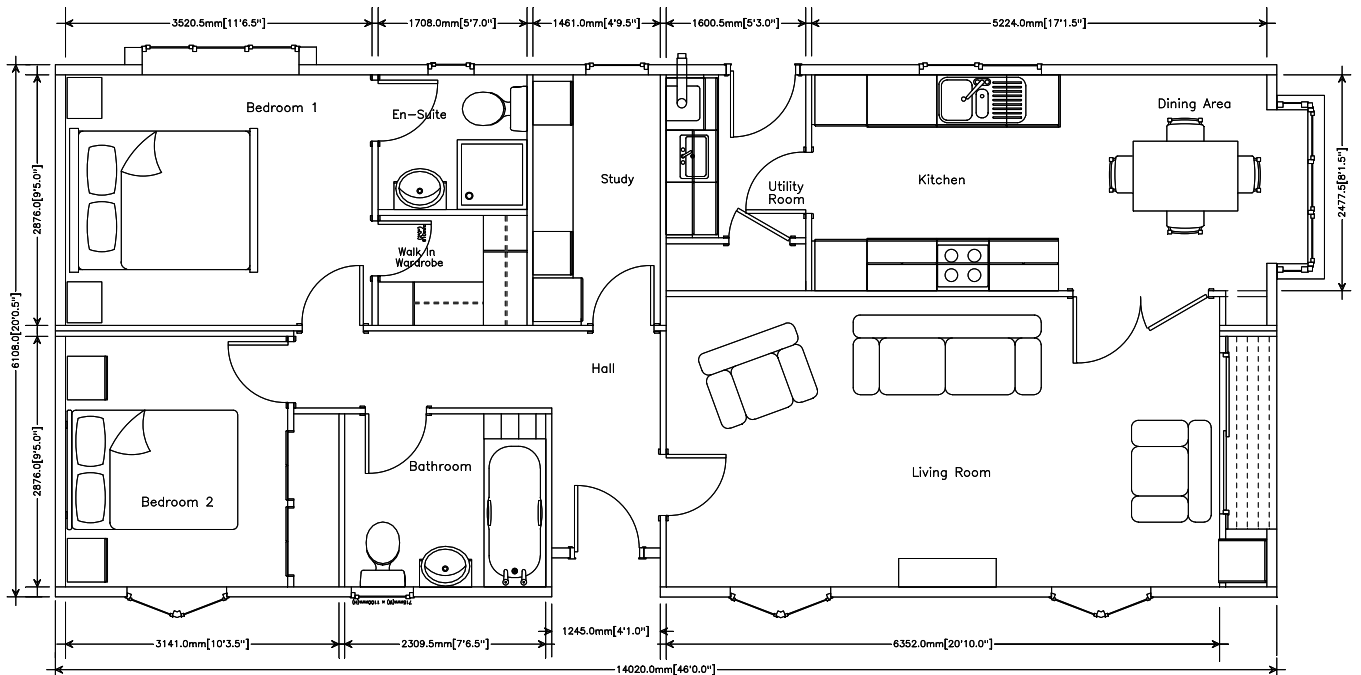
Attractive, low maintenance garden laid mainly to lawn with large, wrap around patio area to the front and side of the home providing an excellent space in which to relax in the summer months. Monobloc driveway areas large enough for up to two cars.

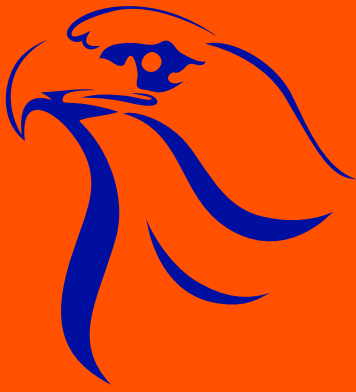












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## SOLICITORS & ESTATE AGENT

### Council tax band:

A (Angus Council August 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 its well maintained grounds in a secure and peaceful surrounding. 23D Barry Downs is located within the barrier entrance, passing 'The Wee Cook' at Barry Downs and a pinpoint location can be found at HYPERLINK "<http://www.what3words.com>" to "[www.what3words.com](http://www.what3words.com) using /// remodel.tweezers. paintings

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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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