



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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Wentwood Single (40ft x 14ft appx)
41B Barry Downs, Carnoustie, DD7 7SA

Offers Over £110,000.

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41B Barry Downs, Carnoustie, DD7 7SA

Situated within the popular and well – established park, Barry Downs we are delighted to offer for sale this immaculately presented home located within a secluded plot with large storage shed, raised patio entrance and mono bloc driveway. This modern home has been finished off to a high standard and benefits from luxury features and contemporary fittings throughout.

The home is the highly specified “Wentwood Single” (40ft x 14ft appx) 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 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 the home is sold with over 9 years Gold Shield warranty from the manufacturer. Full details can be obtained during your visit.

The property benefits from a large open plan living space with vaulted ceilings, modern high spec kitchen with island and door leading out onto a raised patio area, two bedrooms with built in storage and luxury shower room.

Hallway:

A bright and welcoming hallway accessed through a partially glazed upvc security door, 2 built-in storage cupboards, radiator, carpeted, access to attic hatch.

Lounge:

The open plan, bright living space is flooded with natural light from the full height windows and patio doors from the kitchen area. Vaulted ceilings bestow a light and spacious feeling to the room, carpeted, radiator.

Kitchen:

A bright, high spec kitchen with ample storage space provided by handleless grey floor and wall cabinets with complementary worktops, built in oven and microwave, electric hob with contemporary overhead extractor, integrated tall fridge freezer and washing machine, composite sink with drainer. The kitchen also benefits from an island providing space for dining and additional cabinets for storage. Sliding patio doors from the kitchen area lead out onto a large, raised patio providing an excellent outdoor dining option. Laminate flooring within kitchen area.

Shower Room:

A luxury shower room finished to a high standard with shower cubicle with dual head shower within, w.c, basin within a vanity unit providing excellent additional storage space, illuminated mirror, modern wet wall, chrome heated towel rail.

Bedroom 1:

A spacious double bedroom with large built-in wardrobe, carpeted, radiator.

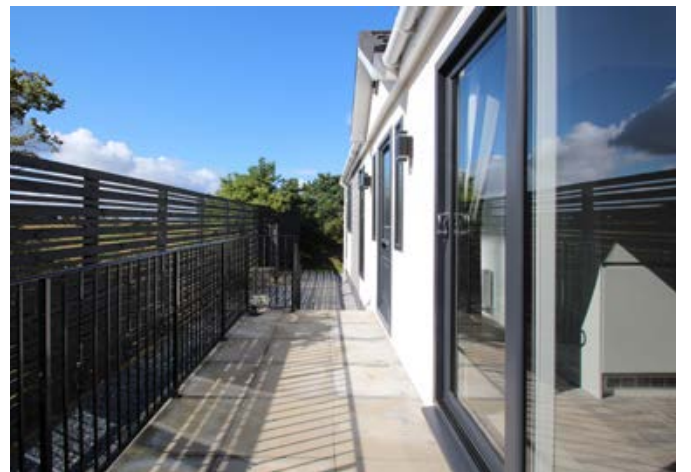
Bedroom 2:

Another bright and airy bedroom with built-in wardrobe, carpeted, radiator.

Garden:

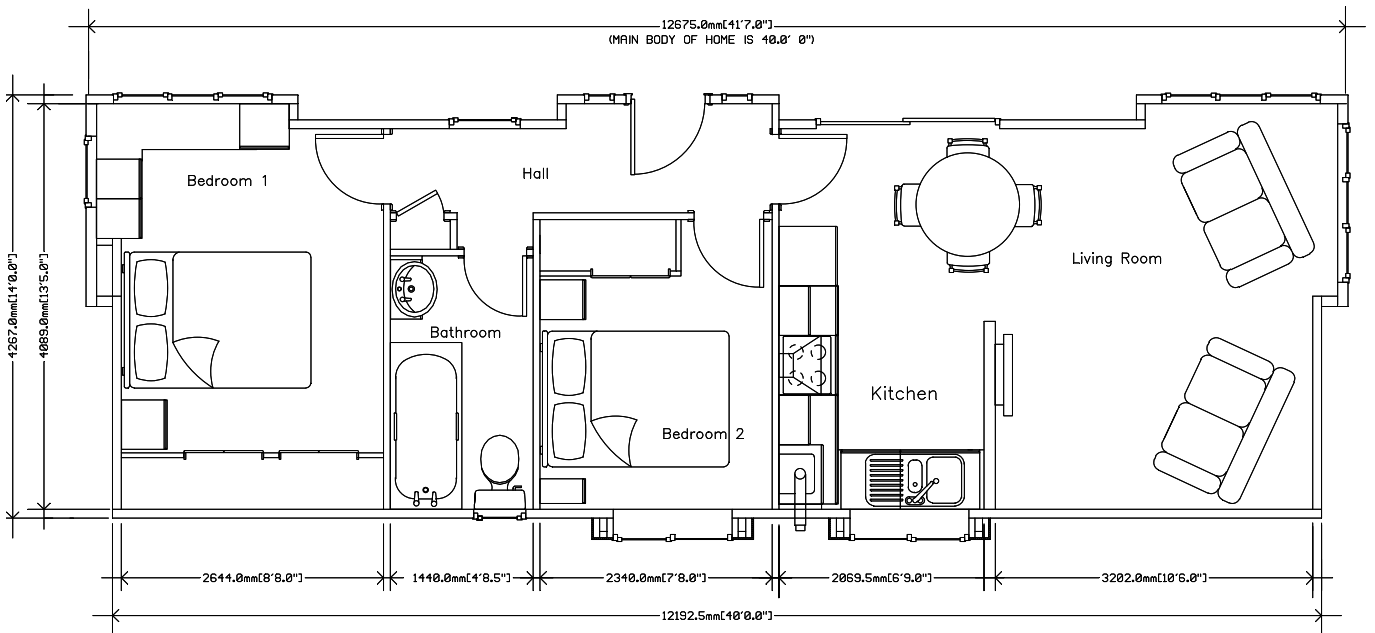
Attractive, low maintenance garden laid mainly with stone chips with slabbed area to the back of the home with storage shed as well as and large raised patio area.. Both providing an excellent space in which to relax in the summer months.

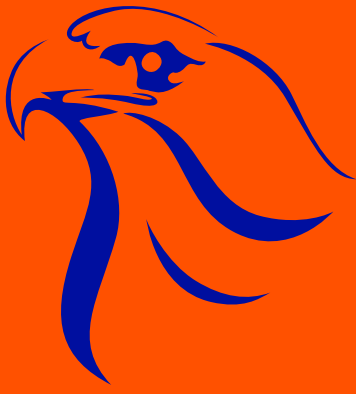












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Council tax band:

A (Angus Council Sept 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 (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. 41B 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 /// collide.clouds.tadpoles

Tel: **01382 539 313** Email: viewingstobook@gmail.com
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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.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

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