



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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46B Barry Downs, Carnoustie, DD7 7SA

Offers Over £149,000

Fully Furnished "Tredegar Contemporary" by Luxury Stately Albion Ltd, (44ft x 20ft appx)

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Fully Furnished “Tredegar Contemporary” by Luxury Stately Albion Ltd, (44ft x 20ft appx) 46B Barry Downs, Carnoustie, DD7 7SA

Situated within the popular and well – established park, Barry Downs we are delighted to offer for sale this new build, park home located within a generous plot with mono bloc driveway.

The home is the highly specified “Tredegar Contemporary” 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 the home is sold with over 10 years Gold Shield warranty from the manufacturer. Full details can be obtained during your visit.

Property benefits from a bright lounge with feature electric fireplace, modern kitchen/dining with integrated appliances and utility, master bedroom with walk in wardrobe and ensuite as well as a further bedroom with built-in storage and a luxury shower room.

Hallway:

A bright and welcoming hallway accessed through a dark grey security door. The hallway benefits from 2 storage cupboards and gives access the bedrooms, shower room and lounge.

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. The lounge opens up into the dining kitchen making it a great entertaining space.

Kitchen/Dining:

Opening up from the lounge the modern, dining kitchen has ample storage space provided by shaker style wall and floor cabinets with complementary marble effect worktops and upstand. Kitchen appliances consist of; 4 gas burner hob, tower fan assisted electric oven and grill, integrated tall fridge/freezer and dishwasher.

Utility:

An excellent addition to the home with units and worktops matching that of the kitchen, integrated washing machine and tumble with external door leading out to the side of the home.

Master Bedroom:

Very spacious bright and airy double bedroom walk in wardrobe and matching set of chest of drawers and bedside cabinets.

Master Ensuite:

Modern ensuite that consists of a corner shower cubicle with mains operative shower within, wash hand basin within a vanity unit providing excellent additional storage, LED illuminated mirror and w.c.

Bedroom 2:

Another bright and airy bedroom with built-in wardrobe and matching bedside tables.

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, Fully tiled wall within the shower cubicle and splash back, LED illuminated mirror.

Garden:

Attractive, low maintenance garden providing an excellent space in which to relax in the summer months. Monobloc driveway large enough for up to two cars.

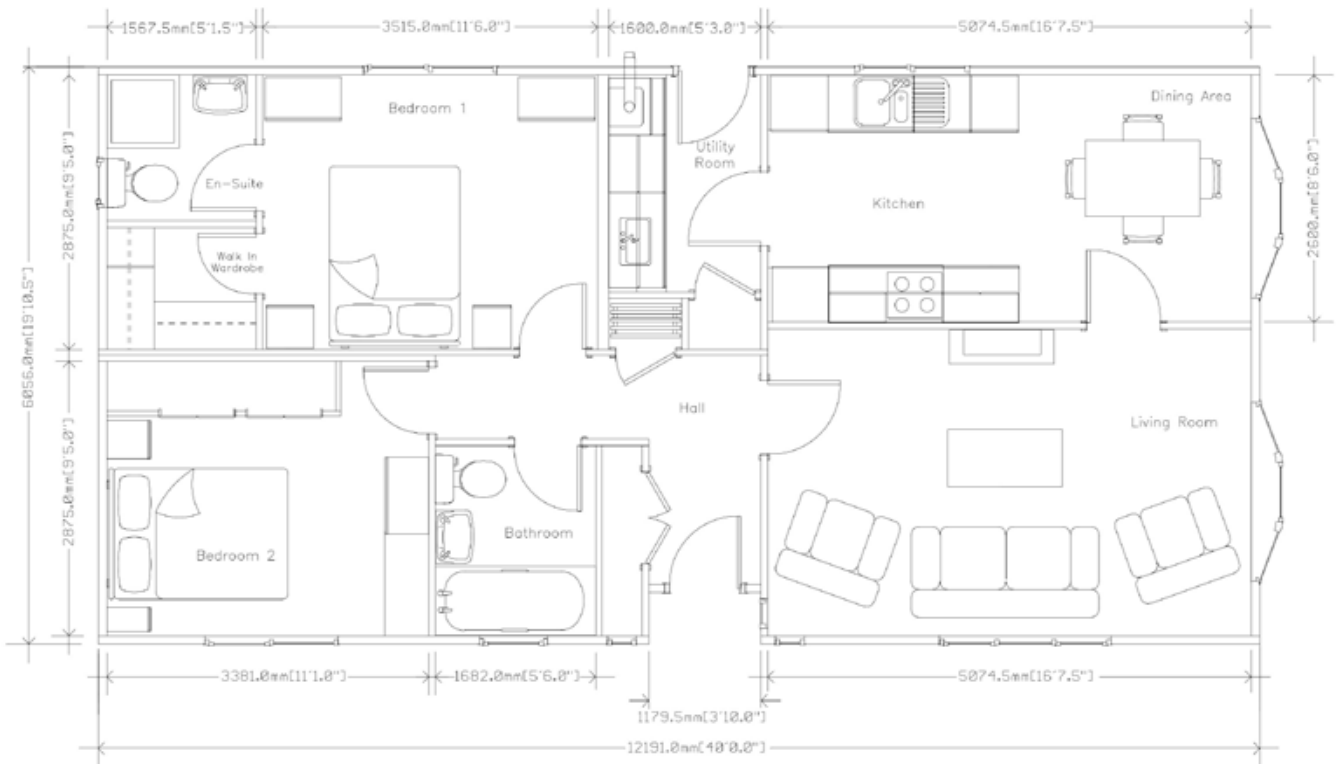


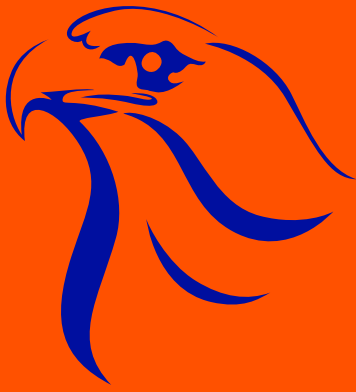




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Council tax band:

B (Angus Council October 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. 43B 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 ///skews.evenings.majors

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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