



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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35 The Downs, Barry Downs, Carnoustie, DD7 7SA

Fixed Price £125,000

“The Badminton” by Luxury Stately Albion Ltd, (4.4ft x 20ft appx)

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“The Badminton” by Luxury Stately Albion Ltd, (44ft x 20ft appx)

35 The Downs, 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 park home located within a generous plot with 2 storage outbuildings, raised patio area and double mono bloc driveway.

The home is the highly specified “Badminton” 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, full details can be obtained during your visit. Property benefits from a modern entrance with built in storage, large bright lounge with dining area and sliding door leading out onto a raised patio, modern kitchen with integrated high spec appliances which includes a new boiler fitted in 2022. The home also benefits from a study, double bedroom with ample built-in storage and master bedroom with a walk-in wardrobe and ensuite. Completing this contemporary living space is a luxury shower room with walk in shower and large vanity.

Hallway:

A bright and welcoming hallway accessed through a white security door, large cupboard provides excellent additional storage.

Lounge/ Dining:

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, modern glass paneled doors allow direct access to the kitchen and hallways. Large dining area with patio doors leading out onto a raised patio providing the ideal spot for outdoor dining and entertaining through the warmer months.

Kitchen:

Modern, high spec kitchen with shaker style wall and floor cabinets with complementary worktops. Kitchen appliances consist of; a fan assisted electric oven and grill, 4 gas burner hob, integrated dishwasher, washing machine and tumble dryer as well as integrated tall fridge/freezer. The kitchen also benefits from under cabinet spotlights, tiled splash back and high quality wood effect laminate flooring.

Master Bedroom:

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

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, radiator, laminate flooring, opaque double-glazed window.

Bedroom 2:

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

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, wet wall within the shower cubicle, chrome heated towel rail, radiator, opaque double glazed window.

Study:

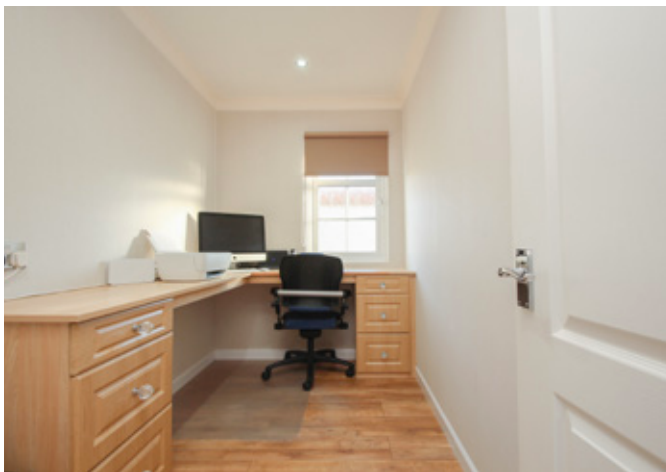
A spacious study room with ample storage provided by high quality built -in drawers and desk.

Garden:

Attractive, low maintenance garden laid mainly to lawn with raise patio area to the side of the home providing an excellent space in which to relax in the summer months. Large monobloc driveway area large enough for up to at least 4 cars comfortably. Property also benefits from 2 storage outbuildings, both with power.



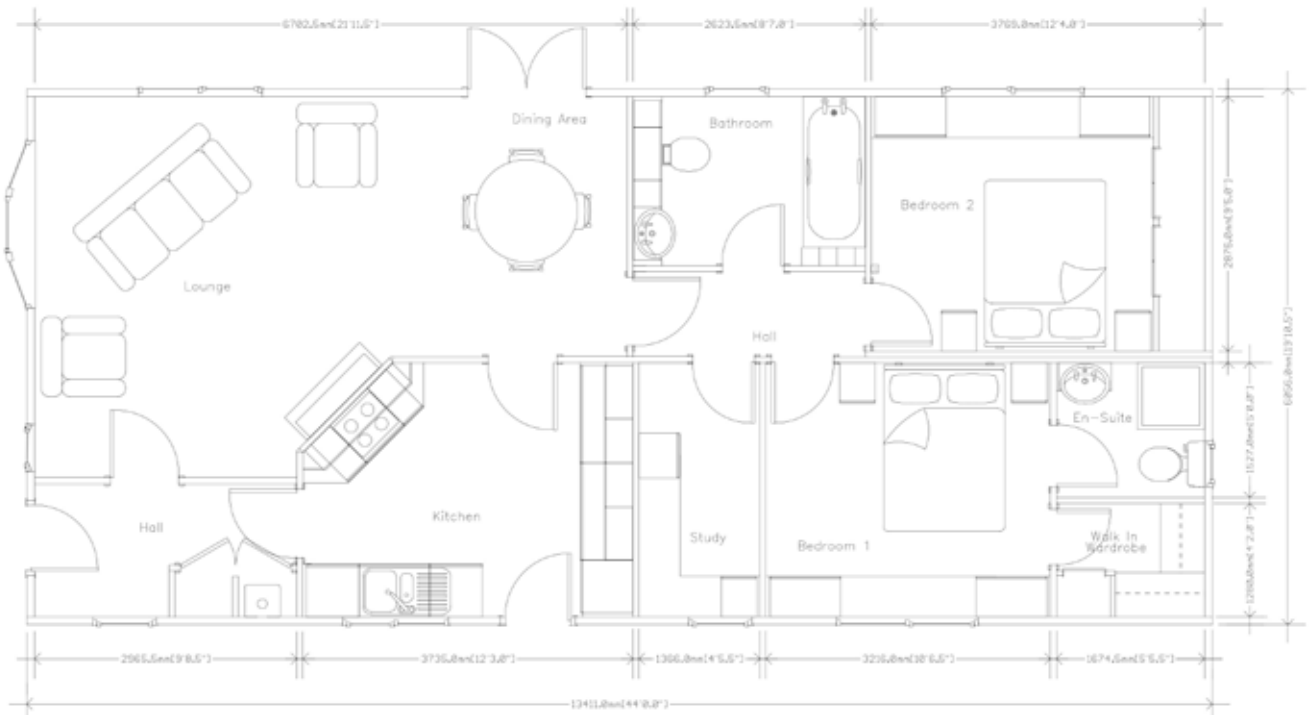


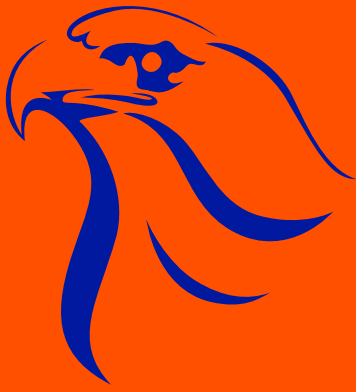






THE BADMINTON
44' x 20'





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Council tax band:

B (Angus Council Nov 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: HYPERLINK "mailto:viewingstobook@gmail.com" 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. 35 The Downs, Barry Downs is located within the park home side and a pinpoint location can be found at www.what3words.com using /// solicitor.shook.shorthand

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.
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