



**J. Myles & Co**  
**Solicitors**  
**7-9 South Tay Street**  
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**Moiben, Main Street, Barry, Carnoustie, DD7 7RP**

**Offers Over £ 330,000**

**Accommodation: - Conservatory, Lounge/Dining Kitchen, 4 Double Bedrooms, 1 En-suite, Jack & Jill Bathroom, Gardens.**

Situated in the charming village of Barry, this immaculate detached two storey dwellinghouse provides a stylish, contemporary family home with many fine features including excellent views over the surrounding countryside.

The property which is in excellent decorative order benefits from oil central heating, double glazing and four double bedrooms, one with ensuite and two with access to a Jack and Jill bathroom, lounge, dining kitchen, conservatory, garage and gardens to front and side. The property is fitted throughout with Amtico flooring.

Viewing of this property is highly recommended to appreciate this outstanding home on offer.

**Conservatory (11'4 x 10'4)**

Entering through glass door into conservatory with panoramic views of the countryside, light fitting, underfloor heating and Amtico flooring.

**Lounge (18'3 x 16'4) /Dining Kitchen (15'7 x 11'8)**

Bright, spacious lounge with picture window overlooking front of property with views of the countryside beyond, radiator, spotlight fittings, cornicing and Amtico flooring leading on to an attractive dining kitchen with base units and co-ordinating work top surface, instant hot water tap, sink and drainer, electric 90cm oven and electric hob, large dining island, spotlight fittings, radiator, Amtico flooring.

**Master Bedroom (18'1 x 13'1)**

Generously proportioned master bedroom with large window to front of property with views of the countryside beyond, dressing area, pendant light fitting, radiator, Amtico flooring.

**En-Suite (8'8 x 6'2)**

Ensuite bathroom with three-piece white suite consisting of w.c., wash hand basin in vanity unit and bath with shower over, shower screen, heated towel rail, spotlight fittings, Amtico flooring.

**Bedroom 2 (14'7 x 12'1)**

Second double bedroom with large window looking out to countryside, radiator, light fitting, Amtico flooring.

**Utility Room**

Upper floor utility room plumbed for washing machine, space for dryer, hanging space, light fitting, Amtico flooring.

### **Bedroom 3 (12'1 x 10'4)**

Third, spacious double bedroom with window to rear of property, radiator, light fitting, Amtico flooring.

### **Jack and Jill Bathroom (8'2 x 6'2)**

Bathroom with three-piece white suite consisting of w.c., wash hand basin and bath with shower over, shower screen, heated towel rail, spotlight fittings, Amtico flooring.

### **Bedroom 4 (12'4 x 11'1)**

Fourth good sized double bedroom located on the ground floor with window overlooking countryside, radiator, light fitting, door to rear path, Amtico flooring (access to possible ensuite/walk-in wardrobe/storeroom).

### **Outside**

Well maintained garden set in lawn with feature patio area, garden shed, summerhouse, barbeque and hot tub all providing excellent outdoor living space in a picturesque rural setting.

Garage with power and light and off-street parking area with space for three cars.

*All measurements are approximate* - Whilst these particulars are believed to be correct and are given in good faith, they are not warranted, and any prospective purchasers must satisfy themselves as to the accuracy thereof. These particulars do not constitute part of an offer or contract of sale. All dimensions are approximate only. Prospective purchasers should note that their interest in the property must be communicated to and noted by the selling agents to ensure that they are informed of any closing date for offers. The sellers retain the right to sell or withdraw the property at any time.

### **Viewing**

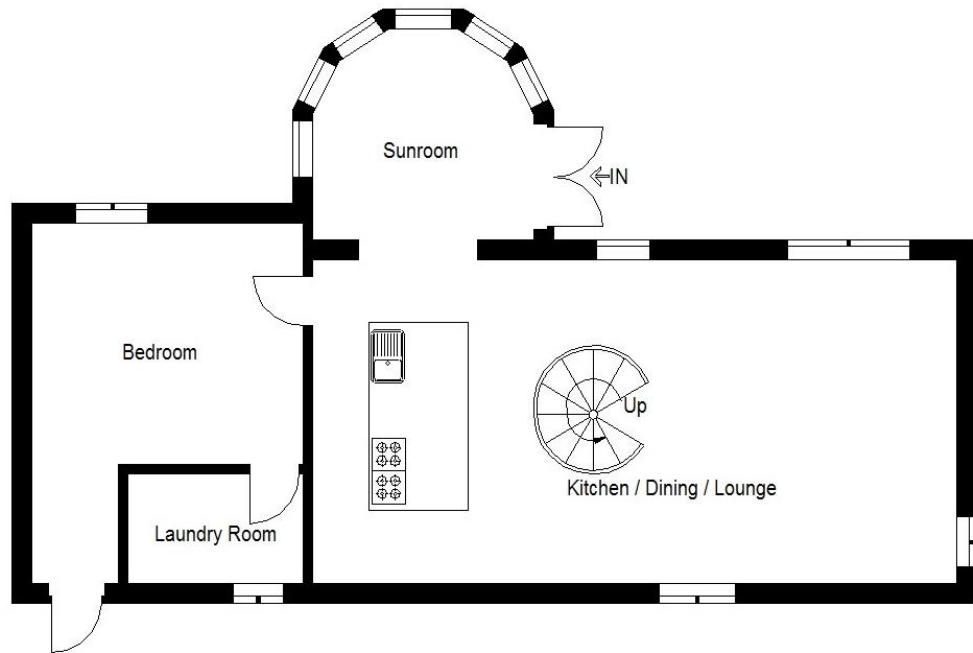
**By appointment. Contact Solicitors on 01382 204625.**

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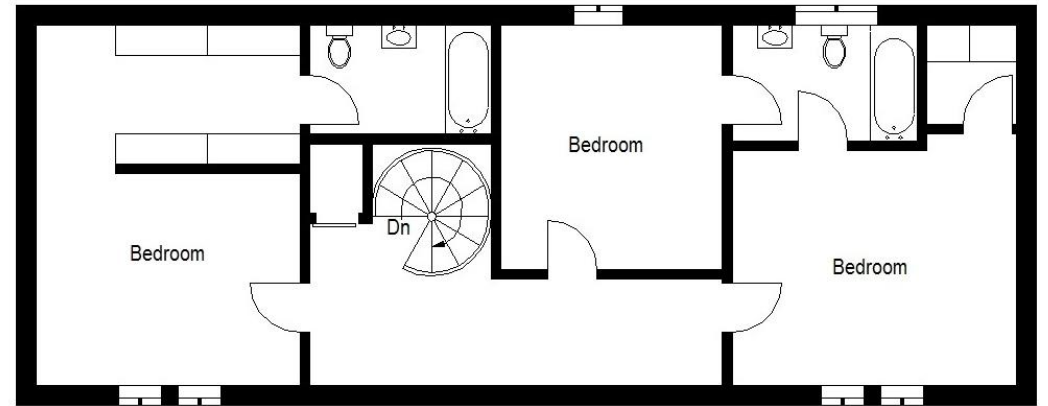
**EPC Rating - D**

**Home Report available at –**

**[https://www.gs-surveyors.co.uk/fileuploads/pnVLzlPkO4xFla26zAFQIWY4ruZIdnGpv9GzruU/DUN\\_2024\\_09\\_0031\\_HR.pdf](https://www.gs-surveyors.co.uk/fileuploads/pnVLzlPkO4xFla26zAFQIWY4ruZIdnGpv9GzruU/DUN_2024_09_0031_HR.pdf)**



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1152256 / Ref:89698)













