



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

12-14 Maule Street, Monifieth
Angus, DD5 4JN

t.01382 539313 f.0845 643 1609

e.info@legaleagles.tv w.legaleagles.tv



www.legaleagles.tv

48B Barry Downs, Carnoustie, DD7 7SA

Offers Over £99,500.

Newly built, Regent Park Home

DD5 ESTATE AGENTS

Newly built, Regent Park Home

48B 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, newly built, Regent Park Home located within a generous plot with mono bloc driveway.

The home 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 bright lounge with feature electric fireplace, traditional styled kitchen with dining island and modern appliances, master bedroom with ample built in wardrobes and features fireplace, second bedroom with good storage and a luxury bathroom with free standing bath and modern shower cubicle.

Hallway:

A bright and welcoming hallway accessed through a modern security door. Full length windows on each side flood this space with natural light.

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, modern glass paneled doors allow direct access to the dining kitchen.

Kitchen/Dining:

Homely, high spec kitchen with shaker style wall and floor cabinets with complementary wood effect worktop. Kitchen appliances consist of; a new world cooker with 5 gas burner hob, integrated dishwasher, washing machine as well as integrated tall fridge/ freezer. The kitchen also benefits from a kitchen island which provides a space for dining as well as features such as ceramic sink, under cabinet spotlights and high-quality wood effect laminate flooring.

Bedroom 1:

Very spacious bright and airy double bedroom with wall to wall built in wardrobes and feature electric fireplace with niche for a television above.

Bedroom 2:

Another bright and airy bedroom with ample built-in wardrobes providing excellent storage space.

Bathroom:

A modern, high spec bathroom which includes a raised free-standing bath with floor mounted tap, large shower cubicle with sliding door and mains operative shower within, w.c, and wash hand basin within a vanity unit with illuminated led mirror providing excellent additional storage.

Garden:

Attractive, low maintenance garden that's hard landscaped with stone chips and monobloc driveway. Council tax band: B (Angus Council Jan 2025).



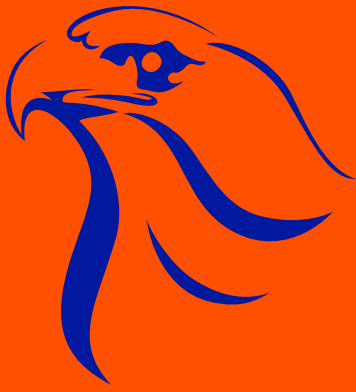












Alan E Masterton

SOLICITORS & ESTATE AGENT

12-14 Maule Street,
Monifieth, Angus
DD5 4JN

t. 01382 539 313
f. 0845 643 1609
e. viewingstobook@legaleagles.tv
w. legaleagles.tv
www.tspc.co.uk

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. 48B 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 ///outwards.computer.showrooms

Tel: **01382 539 313** Email: viewingstobook@gmail.com
www.legaleagles.tv www.tspc.co.uk

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.

www.legaleagles.tv

"WHEN RESULTS MATTER"

ESTATE AGENTS • POWER OF ATTORNEY • WILLS • EXECUTRIES

Estate Agents and Innovators in Property Exchange for the Private Individual and Business Portfolio Builder.
House Purchase & Sales Legals, Remortgages, Wills & Executries, Rental Property Global Management Services.

Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

Selling, Buying and Leasing Property in...



MONIFIETH

BROUGHTY FERRY

FORFAR

PERTH

ARBROATH