

Connelly Yeoman



**“THE ASPENS” MAIN STREET
BARRY, BY CARNOUSTIE, DD7 7RP**

DETACHED BUNGALOW



- Ideally set within the ever popular and sought after village of Barry, by Carnoustie
- Attractive and well presented Detached Bungalow offering excellent accommodation
 - Electric Heating and Double Glazing, ample storage
 - Driveway, Garage and easily maintained Gardens



OFFERS OVER
£245,000

Property Description

This modern and well presented DETACHED BUNGALOW is ideally located in the popular and sought after small hamlet village of Barry, by Carnoustie, and offers spacious accommodation with the benefits of Electric heating (each room has an individually controlled Electric radiator) and Double glazing. Carnoustie is served by a great range of various amenities and services, including a variety of local and national shops, cafes, restaurants and public houses, Leisure Centre, Health Centre, as well as the internationally famous Championship Golf Course together with the ever popular beach front and promenade areas. There are regular bus service routes close-by and you are just minutes' drive from the main A92 dual carriageway which allows for a commute to both Dundee and Arbroath, we well as most major Angus towns. Externally, the Bungalow sits on a good-sized garden plot, with easily maintained garden areas of lawn and paved courtyard areas, with boundary walls and timber fencing. A driveway affords ample off-road car parking for two cars and leads to the Garage. Early viewing of this attractive property is recommended to avoid disappointment.

ACCOMMODATION: ENTRANCE VESTIBULE & HALLWAY, DINING KITCHEN, LOUNGE, MASTER BEDROOM & EN SUITE SHOWER ROOM, 2 FURTHER BEDROOMS, SHOWER ROOM.

VESTIBULE & HALLWAY: Double glazed entrance door into the Vestibule, where there is a built-in storage cupboard. A glass panel door leads through into the Hallway. In the Hallway there are built-in storage cupboards, a walk-in shelved airing cupboard housing the hot water tank (from here there is an access hatch into the loft space). A further built-in storage cupboard with shelf and hanging space. In the hallway there is an additional access hatch into another area of floored loft space, with light. Electric Radiator. Ceiling spotlights. From the hallway there is access into the Dining Kitchen and Lounge.

DINING KITCHEN: Approx. 16'10 x 21'8. A generously proportioned open plan kitchen and family dining area. The kitchen is fitted with modern base and wall units, with co-ordinating worktop surfaces incorporating a coloured sink and a mixer tap. Built-in stainless steel Electric Double Oven and Induction Hob. Integrated Fridge and separate Freezer. Integrated Washing machine. Breakfast bar area with seating which then flows into the dining area. In the kitchen there is a rear-facing window and external door out to the garden. The dining area has feature Patio doors leading out into the rear garden. From the dining area there are double glass doors into the Lounge, with glass side panel.

LOUNGE: Approx. 18'4 x 15'8. Another spacious room, with a front-facing window. Ample space for furniture settings. Feature built-in stone fireplace and marble hearth incorporating an Electric Fire. Electric radiator.

MASTER BEDROOM 1:

Approx. 16'2 x 11'9. Spacious main Bedroom with a rear-facing window. Built-in double wardrobe with shelving and hanging space. Ample space for bedroom furnishings. Electric radiator. Access off into the En Suite Shower Room.

EN SUITE:

Approx. 4'6 x 10'. Comprising a vanity unit incorporating the wash-hand basin, WC., and a shower cubicle housing an Electric shower. The shower area is finished with modern wet wall panels. Wall tiling to dado height. Ceiling spotlights. Extractor fan. Rear-facing window for natural light and ventilation. Heated towel rail.



BEDROOM 2:

Approx. 11'8 x 11'9. A well proportioned bedroom, with a front-facing window overlooking the courtyard garden. Built-in double wardrobe with shelving and hanging space. Electric radiator.

BEDROOM 3:

Approx. 9'2 x 11'9. Another good-sized bedroom, with a front-facing window overlooking the garden. Electric radiator.

SHOWER ROOM:

Approx. 6'3 x 12' The shower room has recently been upgraded and comprises of a floating vanity unit incorporating the wash-hand basin, WC., and a large shower cubicle housing an electric shower with modern wet wall. There is underfloor heating, modern wall tiling to dado height, ceiling spotlights, an extractor fan, heated towel rail, and bathroom fitments. Rear-facing glazed window allows for natural light and ventilation.

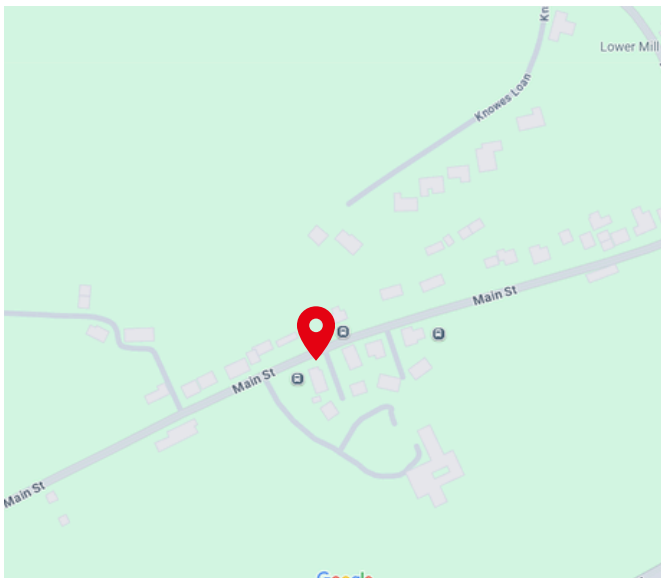
GARDENS & GARAGE:

The property is set on an enclosed area of garden ground, the side area is laid out in lawn and the rear courtyard garden is laid out in paving with raised flower beds. Garden Shed included. There are gates which allows access to a further area of garden to the side, laid out in lawn, with access through the Patio doors into the Dining area. Outside water tap. There is an area of paved courtyard garden and a side pathway leads to another courtyard with a drying area and access to the driveway, with parking for two cars.

GARAGE: with an up and over garage door, side door access, power and light.



Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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