



**lindsays**

'Barry House'  
Main Street, Barry, Carnoustie, DD7 7RP

*"A delightful, spacious detached Victorian villa in a popular location"*





- Reception Hall
- Lounge
- Sunroom
- Kitchen/Breakfast/Family Room
- Utility Room, WC/Cloakroom
- 4/5 Bedrooms (Principal En-Suite)
- Family Bathroom
- Study, Laundry Room
- Double Garage & Gardens

EPC Rating D

**OFFERS OVER £485,000  
(HOME REPORT £525,000)**

## Description

Lindsays are delighted to offer to the market this spacious five-bedroom detached family home in the popular location of Barry, nestling in a plot of approximately 1 acre, just a couple of minutes' drive from Carnoustie town centre. Barry House is ideally situated for ease of access to local amenities including shops, schools (catchment area for Burnside Primary and Carnoustie High Schools), golf courses and regular commuter bus and rail routes. Included in the sale are the fitted floor coverings, blinds (where fitted), range cooker and integrated kitchen appliances as detailed.

The accommodation in this stunning home is over two levels with the ground floor comprising: a reception hall, lounge with views over Panmure Golf Course, opening through to the sunroom which is used by the present owners as a dining room with doors leading out to the garden, stylish kitchen/dining/family room with the kitchen area having a range style cooker, integrated extractor hood and dishwasher, a large breakfast bar and bright spacious family area with south facing windows. A further public room which would make an ideal playroom or teenagers lounge, or alternatively a 5th bedroom if required. A wc/cloakroom and laundry/boot room complete the ground floor accommodation. Upstairs there are four large double bedrooms, with the principal having the benefit of an impressive en-suite bathroom, and a large family bathroom with separate shower and bath.

Outside the gardens surrounding the property with areas of lawn, paved patio area perfect for outdoor entertaining. The gardens are planted with mature shrubs and trees offering a degree of privacy. There is also a large driveway with parking for several vehicles and a detached double garage which may offer potential for conversion into office space or "granny flat" if required (subject to planning permissions being sought).

This exceptional family home is in a prime location and early viewing is highly recommended to appreciate the size and standard of this truly delightful property.

## Area

Barry is a small village nestling on the edge of the bustling town of Carnoustie, situated on Scotland's East Coast, approximately 10 miles north of Dundee. Renowned originally as a holiday resort the town has many lively businesses along its main street including coffee shops and hostellers. Famous for its golf association the town is proud of its landmark Championship links course drawing many visitors and golfers to the area. The town caters for this with several hotels, guesthouses and bed and breakfast establishments and the impressive Carnoustie Golf Hotel. The town boasts 3 primary schools and a high school and allows easy commuting both north and south by road and railway.

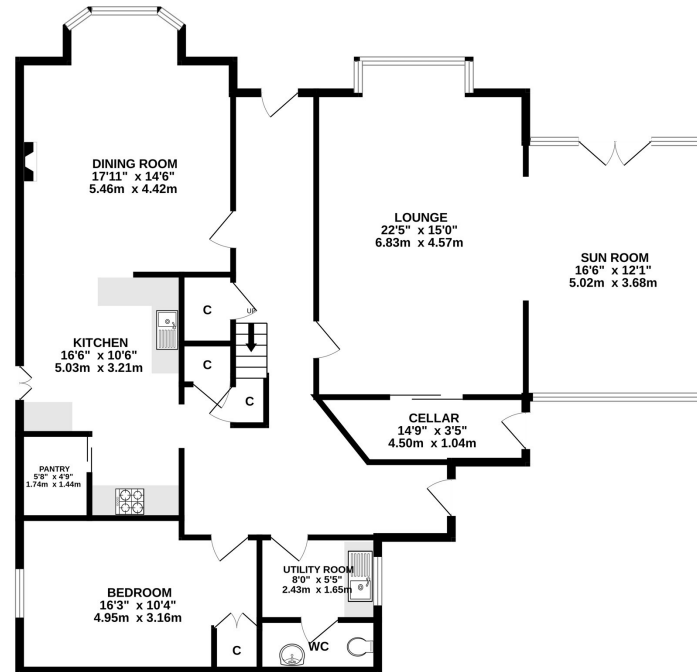
## Viewing

By appointment through Lindsays on 01382 802050 or [dundeeproperty@lindsays.co.uk](mailto:dundeeproperty@lindsays.co.uk)

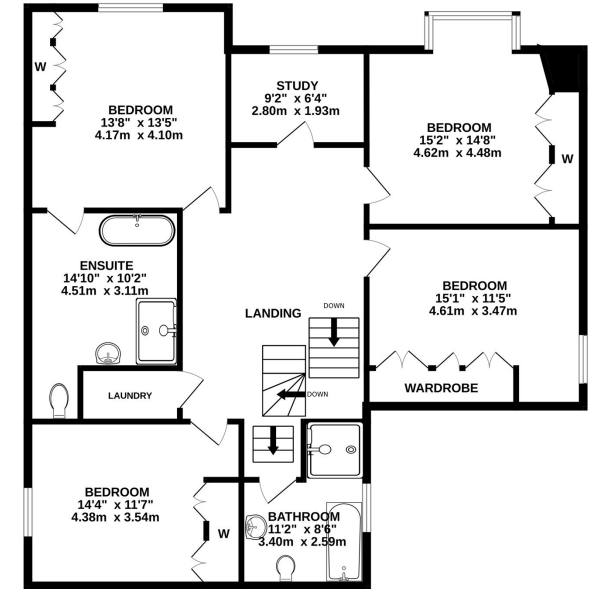




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.