



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

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41D Barry Downs, Carnoustie, DD7 7SA

Westbury by Omar 40ft x 20ft (Fully Furnished)



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Situated within the popular and well – established park, Barry Downs we are delighted to offer for sale this immaculately presented home located within an extremely generously sized plot with rear patio area, double monobloc driveway, outdoor storage and drying area.

The home is the highly specified “Westbury” by Omar Group 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.

Property comes fully furnished and benefits from a large open plan living space, modern high spec kitchen, master bedroom with walk through dressing area and ensuite, bathroom and further bedroom with built in storage.

Lounge/Dining:

This bright living space is flooded with natural light from the dual aspect windows and vaulted ceilings that bestow a light and spacious feeling to the room. The dining area opens up to the kitchen making this a modern and bright space for relaxing and entertaining.

Kitchen:

A bright, contemporary kitchen with ample storage space provided by navy blue floor and wall cabinets with complementary worktops. Appliances include an under-counter oven with 4 burner gas hob and overhead extractor, dishwasher and fridge freezer. Open plan from the dining lounge makes the kitchen a sociable space with an external door leading out to a patio area within the rear garden. Ideal for dining and relaxing in the warmer months.

Bathroom:

A spacious bathroom finished to a high standard with bath, w.c and wash hand basin.

Master Bedroom:

A spacious double bedroom with walk through dressing area that leads to the master en-suite.

Dressing Room & En Suite:

The dressing area is a great addition to the master bedroom with built in wardrobe and dressing table with stool. This then leads on to the master ensuite with corner shower cubicle with luxury wet wall within, w.c and wash hand basin.

Bedroom 2:

Another bright and airy bedroom with built-in wardrobes and large window overlooking the rear of the home.

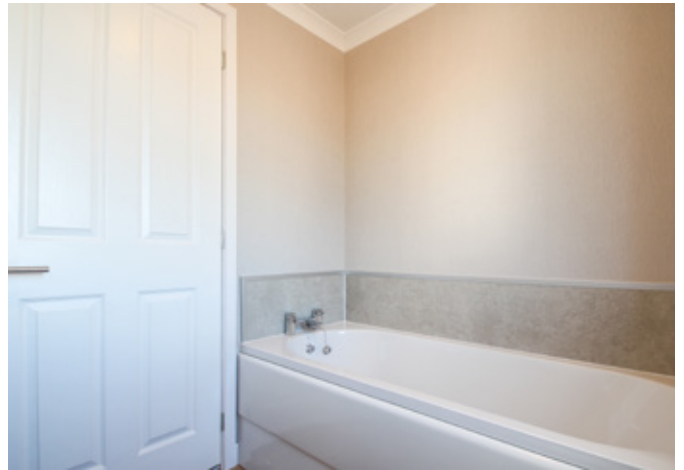
Garden:

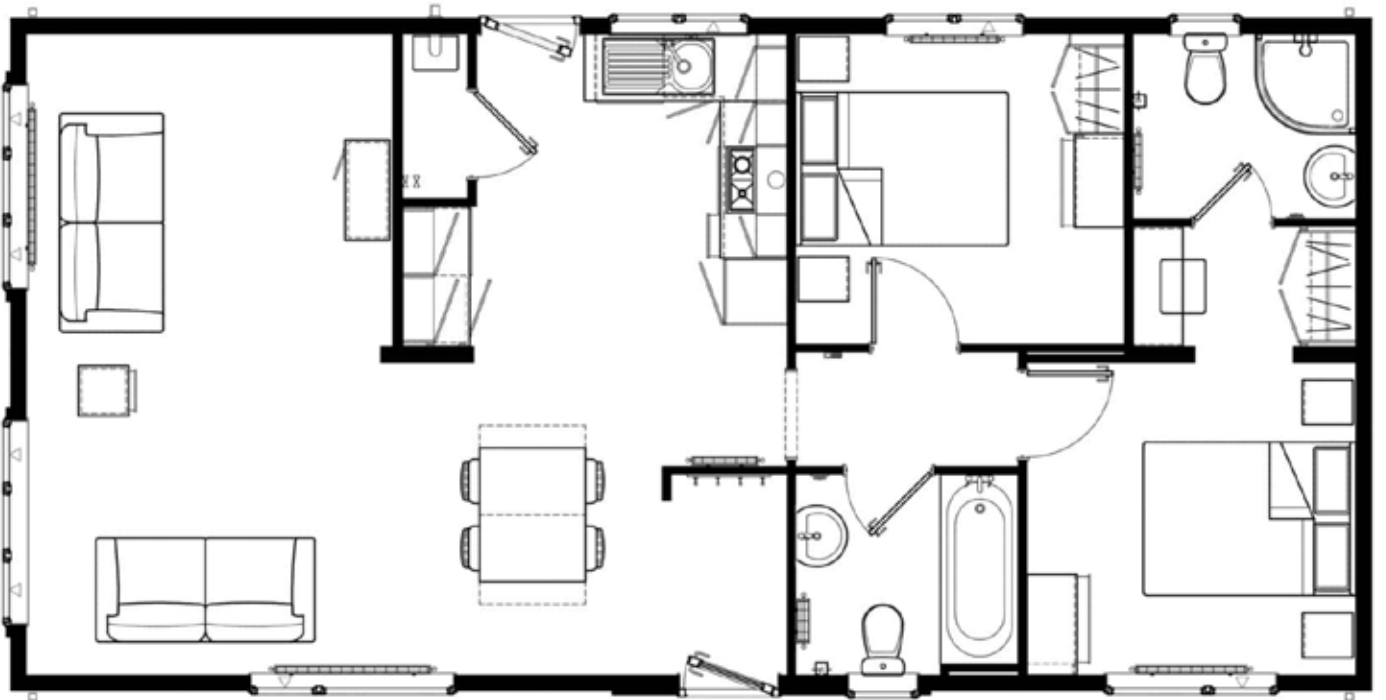
Attractive, low maintenance garden laid mainly to lawn with rear patio area providing an excellent space in which to relax in the summer months. Double Monobloc driveway and outdoor storage.



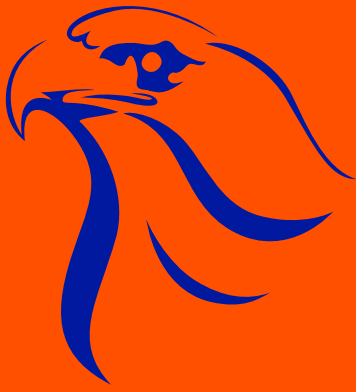








t: 01382 539 313



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Council tax band:

B (Angus Council March 25).

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. 41D 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 // glance.excellent.entry

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.
Registered office: 12-14 Maule Street, Monifieth, Angus DD5 4JN

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