



**Alan E Masterton**  
SOLICITORS & ESTATE AGENT

**DD5** ESTATE AGENTS

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**[www.legaleagles.tv](http://www.legaleagles.tv)**

**40H Barry Downs, Carnoustie, DD7 7SA**

**Fixed Price £115,000**

**Wentwood by Luxury Stately Albion Ltd**

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# Wentwood by Luxury Stately Albion Ltd

## 40H Barry Downs, Carnoustie, DD7 7SA

Situated within the popular and well – established park, Barry Downs we are delighted to offer for sale this well presented park home located within a generous and well maintained plot with raised patio area, outdoor dining area, storage and mono bloc driveway.

The home is the highly specified “Wentwood” by Stately Albion Ltd 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 and the home is sold with over 3 years Gold Shield warranty from the manufacturer. Full details can be obtained during your visit.

Property benefits from a bright lounge with vaulted ceilings which opens up into a modern kitchen with integrated appliances, patio doors from this living area offer space for indoor and outdoor dining, two bedrooms with built in wardrobes and a luxury, recently upgraded shower room.

### **Hallway:**

A bright and welcoming hallway accessed through a dark grey security door. The hallway benefits from a storage cupboard and gives access to the bedrooms, shower room and the open plan lounge with dining kitchen.

### **Lounge:**

This spacious and bright living space is flooded with natural light from the dual aspect windows. The lounge is open plan to the dining kitchen making it a great entertaining space.

### **Kitchen/Dining:**

Opening up from the lounge the modern, dining kitchen has ample storage space provided by modern wall and floor cabinets with complementary worktops and tiled backsplash. Kitchen appliances consist of; 4 gas burner hob, electric oven and grill, integrated tall fridge/freezer and washing machine. Patio doors from the dining area lead out to a large raised patio area making it an ideal spot for outdoor dining and relaxing in the warmer months.

### **Bedroom 1:**

A spacious, bright and airy double bedroom with large built in wardrobes and matching dressing table with drawers providing excellent additional storage.

### **Bedroom 2:**

Another bright and airy bedroom with built-in wardrobe and matching over bed cabinets.

### **Shower room:**

A modern and recently upgraded shower room with large shower cubicle with sliding door, mains operative shower within and contemporary wet wall, w.c, and wash hand basin within a vanity unit providing excellent additional storage.

### **Garden:**

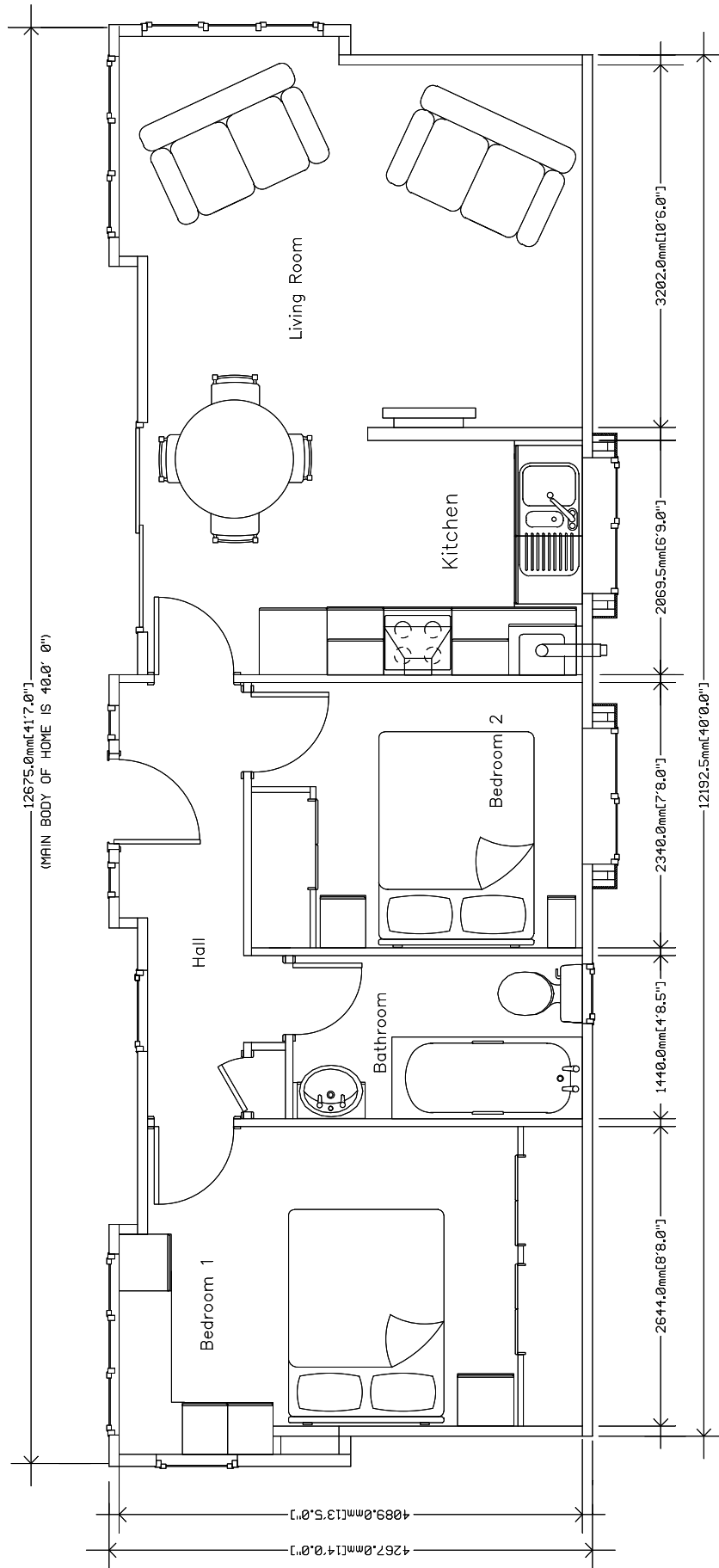
40H sits on a beautifully maintained plot which offers a large patio area to the rear as well as raised patio which provides an attractive, low maintenance outdoor space in which to relax in the summer months. Monobloc driveway to the side of the home large enough for up to two cars.

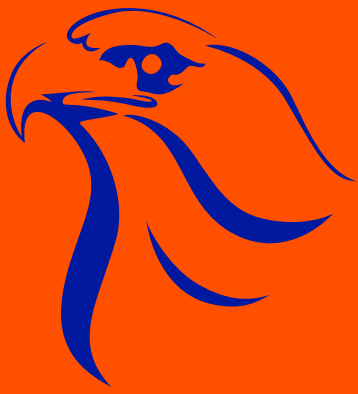












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## SOLICITORS & ESTATE AGENT

**Council tax band:**

B (Angus Council June 2025).

**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](mailto: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 it's well maintained grounds in a secure and peaceful surrounding. 40H Barry Downs is located within the gated entrance and a pinpoint location can be found at [www.what3words.com](http://www.what3words.com) using /// snacking.awesome.roving

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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.  
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