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SOLICITORS & ESTATE AGENT

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**Stately Albion 42ft x 15ft**  
**Barry Downs, Carnoustie, DD7 7SA**

**Fixed Price £125,000**

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# Stately Albion 42ft x 15ft

## Barry Downs, Carnoustie, DD7 7SA

Situated on the outskirts of the world-famous golfing town of Carnoustie, the popular and well-established Barry Downs Park is renowned for its beautifully maintained grounds, secure setting, and peaceful surroundings.

Within this desirable location, we are delighted to present a newly built home occupying a neatly landscaped plot.

Manufactured by Stately Albion, this high-specification home offers modern comfort and style in an idyllic rural setting within the Barry area of Angus. It lies only a few minutes' drive from Monifieth and Carnoustie, both offering a range of shops, services, beachfront walks, and world-class golf courses. Regular bus services pass the park entrance, and the nearby A90 dual carriageway provides excellent commuter links to Dundee and beyond.

Barry Downs Park operates an age restriction of 50 and over, and all potential new owners must undergo a suitability interview with the site owners before completion of sale. Current site fees are approximately £2,000 per year, and the home is sold with a 10-year Gold Shield warranty for peace of mind. Full details can be provided during your visit.

This stunning new home offers an exceptional opportunity to enjoy peaceful, community living in one of Angus's most sought-after residential parks.

### **Entrance:**

A bright and welcoming entrance is accessed via a stylish dark grey security door. The main south-facing entrance opens into a spacious and light-filled lounge area, featuring a contemporary electric fireplace as a focal point. The entrance leads seamlessly into the open plan kitchen and dining area, creating an inviting and sociable layout.

### **Open Plan Kitchen /Lounge:**

This impressive, open-plan living space is flooded with natural light from dual-aspect windows, enhancing the sense of space and comfort. The lounge area offers a relaxing atmosphere with a modern electric feature fireplace, while the adjoining dining kitchen provides the perfect space for entertaining guests. The modern kitchen is fitted with an excellent range of wall and base units complemented by wood-effect worktops and matching upstands. Integrated appliances include a four-burner gas hob with an under-counter oven, tall fridge/freezer, and washing machine. A central dining island completes the space, offering a casual dining option and additional workspace.

### **Bedroom 1:**

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

### **Bedroom 2:**

Another bright and airy bedroom with two single beds and two built-in wardrobes.

### **Shower room:**

A modern shower room with large walk in shower with mains operative shower within and contemporary wet wall, w.c, and wash hand basin within a vanity unit providing excellent additional storage.

### **Garden:**

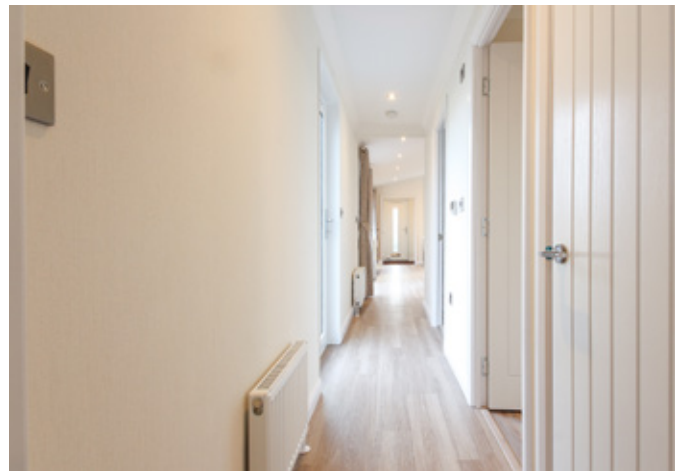
The home sits on a beautifully maintained plot which offers a two raised entrances with monobloc driveway and attractive, low maintenance outdoor space in which to relax in the summer months.

### **Property Features**

- Bright, open-plan lounge and modern kitchen with integrated appliances
- Two bedrooms with built-in wardrobes
- Contemporary luxury shower room
- Landscaped plot within a secure, well-maintained park
- Furnished Home



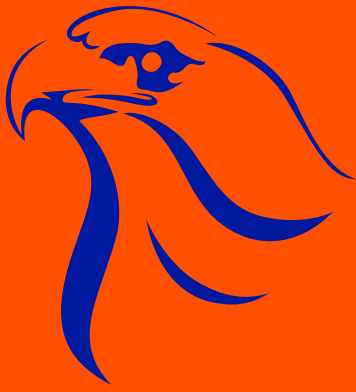








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### Viewings:

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. The new build homes at Barry Downs are located within the barrier entrance and a pinpoint location can be found at [www.what3words.com](http://www.what3words.com) using /// dynamics.fixture.redeemed

Tel: **01382 539 313** Email: [viewingstobook@gmail.com](mailto:viewingstobook@gmail.com)  
[www.legaleagles.tv](http://www.legaleagles.tv) [www.tspc.co.uk](http://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](http://www.legaleagles.tv)

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.  
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