






**H66 Barry Downs Park
Carnoustie, DD7 7DY**



Immaculately presented two-bedroom spacious home located in the popular Barry Downs Park

 2 Bed  2 Bath  2 Reception

This beautifully presented and spacious two bedroom home is set within the desirable Barry Downs Park, offering peaceful rural living just minutes from Monifieth and Carnoustie. The area provides easy access to shops, beachfront walks, golf courses and regular bus services, with the nearby A90 offering excellent commuter links.

The property features a bright lounge with access to the balcony, a modern kitchen and dining area with a breakfast island, and a useful utility room with rear access. Both double bedrooms offer generous storage, with the principal bedroom benefiting from an ensuite shower room. A contemporary main bathroom with a large stepped in bath completes the accommodation. Included in the sale are all light fittings, floor coverings and blinds where fitted along with the white goods and stools in the kitchen.

Externally, the home includes a private driveway, lawned garden, drying area and three garden sheds, as well as a balcony for outdoor enjoyment with the patio furniture also included in the sale.

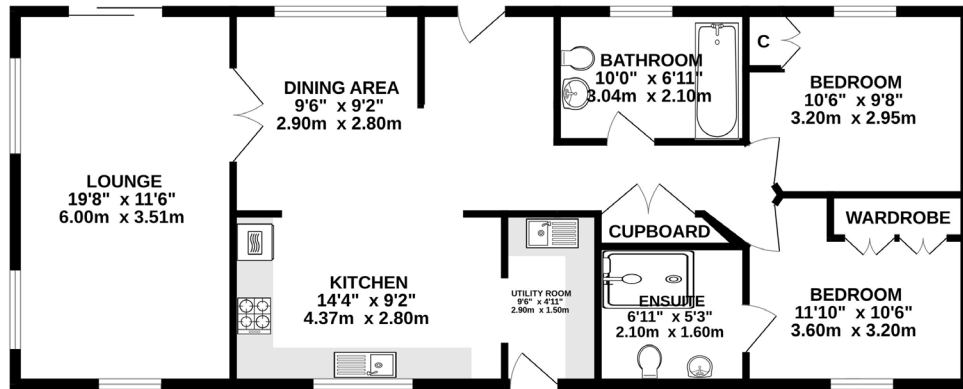
Barry Downs Park operates an over 50s age restriction, and prospective purchasers must complete a suitability interview with the site owners. Annual site fees are approximately £2,220, payable in February, with full details available upon viewing.

Features

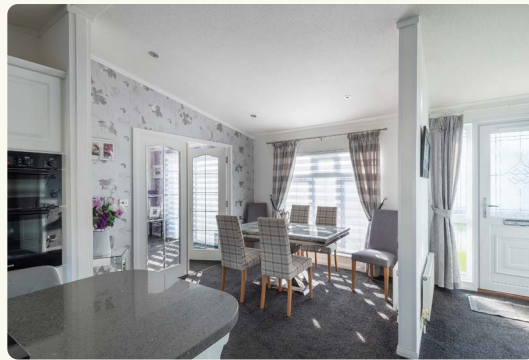
- Utility
- Kitchen/Dining
- Lounge
- Double Bedroom with Ensuite
- Additional Double Bedroom
- Stylish Bathroom
- Driveway
- Balcony & Gardens

Offers Over £155,000

GROUND 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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Carnoustie is 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 hostelrys. 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.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 01382 802050

✉ dundeeproperty@lindsay's.co.uk

🌐 property.lindsay's.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's 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. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.