



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE
AGENTS

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www.legaleagles.tv

7D Barry Downs, Carnoustie, DD7 7SA

Offers Over £83,000

2 Bedroomed, "New Hampshire" (40ft x 16ft appx)

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2 Bedroomed, “New Hampshire” (40ft x 16ft appx) 7D Barry Downs, Carnoustie, DD7 7SA

Situated within the popular and well – established area of Barry Downs we are delighted to offer for sale this immaculately presented park home located within a generous plot with 2 storage outbuildings and monoblock two car driveway.

The home is the popular “New Hampshire” model 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 will be paid until the date of transfer to the new owner. All floor coverings and window blinds where fitted are included in the sale.

Entrance:

A bright and welcoming entrance from a raised wrap around patio leading directly into the kitchen/ dining via upvc security door.

Lounge:

This open plan, bright living space is flooded with natural light from the large windows giving both front and side elevations and french doors that lead out to a well maintained raised patio area, ideal spot for relaxation and outdoor dining in the summer months. Vaulted ceilings bestow a light and spacious feeling to the room and the modern feature electric fireplace provides a comfortable atmosphere in which to relax.

Kitchen/ Dining:

Modern, bright kitchen with dining area is open plan to the lounge making it the central hub of this 2 bedroomed home. White, gloss wall and floor cabinets with complementary worktop and splash back bounce the natural light around this open space. Appliances include 4 gas burner hob with overhead hood extractor, oven, built in microwave as well as integrated tumble dryer, washing machine and fridge freezer. Kitchen also benefits from vaulted ceiling with clothes pulley and high quality wood effect laminate flooring.

Bedroom 1:

A spacious, bright and airy double bedroom with large walk-in wardrobe and ensuite, carpeted, radiator.

Ensuite:

A modern ensuite with w.c, wash hand basin within a vanity unit and corner shower cubicle.

Bedroom 2:

Another bright and airy bedroom with built-in wardrobe and shelves providing excellent storage space, this versatile room would make an ideal additional bedroom or home office space. carpeted, radiator.

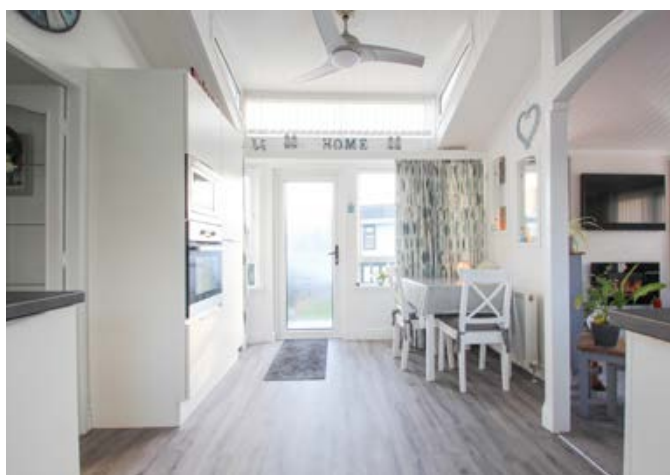
Shower room:

A luxury shower room with large walk-in shower cubicle with mains operative shower within, w.c and wash hand basin within a vanity unit providing excellent additional storage, chrome heated towel rail, opaque double-glazed window.

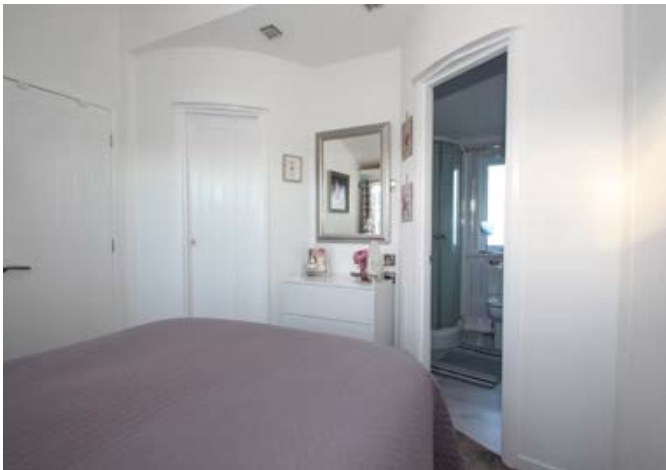
Garden:

Attractive, low maintenance garden laid mainly to lawn with paved path and borders of mature shrubs. The well-maintained, wrap around raised patio area provides an excellent space in which to relax in the summer months. Monoblock driveway large enough for two cars and 2 outdoor storage sheds.

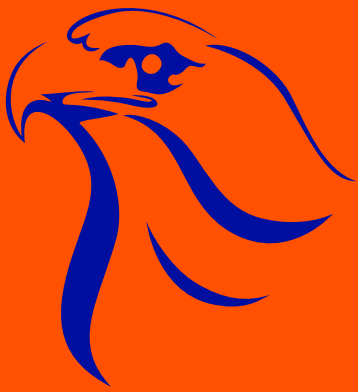












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Home Report

Please log on to www.legaleagles.tv then select this property, select the "Home Report" button and the home report will display within 5 seconds.

Council tax band:

A (Angus Council Dec 23).

Directions:

Driving east from Monifieth on the A930 for a distance of approximately one mile the entrance to the development is to your right, on entering the main drive proceed until you reach the Bistro block and park your car in one of the visitor spaces just before the security barrier, the owners will be aware of your arranged viewing time and will be happy to meet with you and show you around the home.

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)

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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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