



Alan E Masterton
SOLICITORS & ESTATE AGENT

DD5 ESTATE AGENTS

12-14 Maule Street, Monifieth
Angus, DD5 4JN

t.01382 539313 f.0845 643 1609
e.info@legaleagles.tv w.legaleagles.tv



31D Barry Downs, Carnoustie, DD7 7SA

“Wentwood” by Luxury Stately Albion Ltd, (48ft x 20ft appx)

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31D Barry Downs, Carnoustie, DD7 7SA

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

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 will be paid up until the date of transfer to the new owner, the home is sold with 6 years Gold Shield warranty from the manufacturer.

Hallway:

A bright and welcoming hallway accessed through a partially glazed upvc security door, gives access to the lounge, kitchen, bathroom, 2 bedrooms, built-in storage cupboard and access to attic hatch. radiator, carpeted.

Lounge/Dining:

This bright living space is flooded with natural light from the full height windows and patio doors leading out to a raised patio area giving an excellent outdoor space in which to dine or relax in the warmer 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, dining area is large enough to fit a good size family table making it an ideal area for dining and entertaining. carpeted, radiator.

Kitchen:

A bright, kitchen with ample storage space provided by white floor and wall cabinets with wood effect worktops. Appliances include a built-in double oven, 4 burner gas hob with overhead extractor, integrated tall fridge freezer, dishwasher, sink with drainer. Kitchen also benefits from velux window, downlights, laminate flooring and a utility room.

Utility Room:

Excellent additional storage with matching cabinets to the kitchen. Integrated washer/dryer, sink and external door leading out to the side of the home.

Master Bedroom:

A spacious double bedroom with walk-in wardrobe and en-suite. carpeted, radiator.

En Suite:

Spacious ensuite consisting of a corner shower cubicle, w.c and wash hand basin within a vanity unit providing excellent additional storage. Wetwall within the shower, vinyl flooring, opaque double-glazed window, radiator.

Bedroom 2:

Another bright and airy bedroom with built-in wardrobes. carpeted, radiator.

Study:

A great addition to this home, the study room provides ample storage space with high quality built -in drawers and desk.

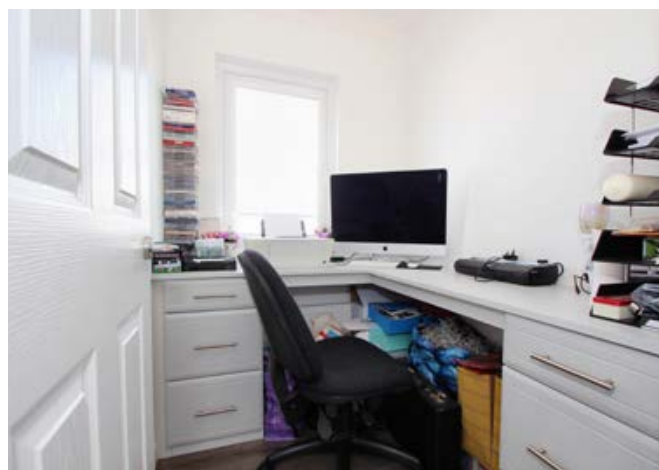
Bathroom:

A luxury bathroom finished to a high standard with large walk in shower, w.c and basin within a vanity unit providing excellent additional storage space with mirrored wall, fully tiled within the shower, chrome heated towel rail, large opaque double glazed window.

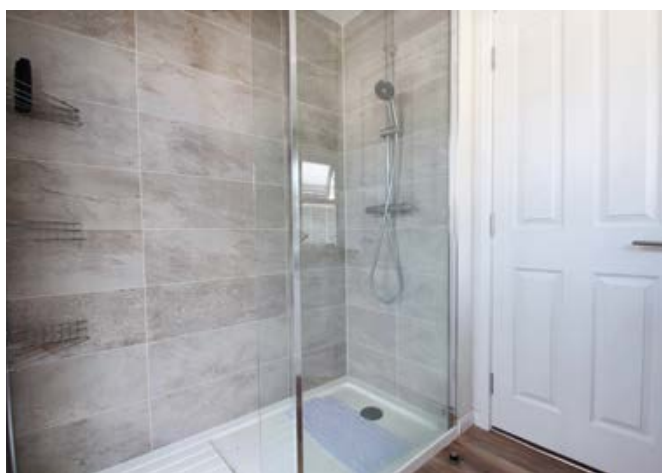
Garden:

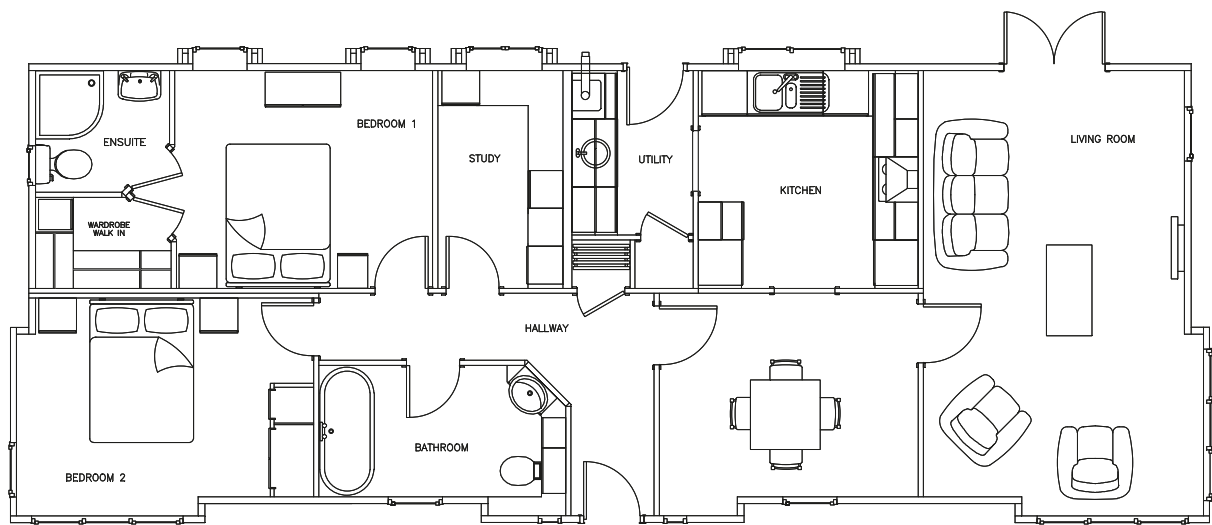
Attractive, low maintenance garden laid mainly to lawn with large raised patio area providing an excellent space in which to relax in the summer months. Monobloc driveway and outdoor storage.

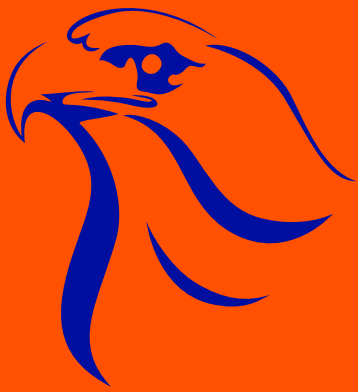












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LP-1 Monifieth

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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:

B (Angus Council Sept 23).

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. 31D 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 /// nicer.published.crossword

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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