

H44 Barry Downs, Barry,
Carnoustie, DD7 7DY







Well Presented and Spacious Two-Bedroom Home in the Popular Barry Downs Park

2 Bed | 1 Bath | 1 Reception

Situated on an enviable plot with open views, this well presented two-bedroom home enjoys a peaceful setting within the highly sought-after Barry Downs Park. Offering the perfect balance of rural tranquillity and convenience, the park is located just minutes from Monifieth and Carnoustie, where a range of shops, amenities, beachfront walks, golf courses and regular bus services can be found. The nearby A90 also provides excellent commuter links.

The accommodation comprises a bright and spacious lounge featuring patio doors that open onto a generous balcony, creating an ideal space for relaxing and entertaining. The modern kitchen and dining area is fitted with a breakfast island and incorporates an integrated hob, oven, microwave, extractor hood, washing machine, dishwasher and fridge-freezer. A useful utility cupboard provides additional storage. Both double bedrooms are generously proportioned and benefit from excellent storage facilities. The principal bedroom features a fully fitted walk-in dressing area, while a separate study offers a versatile space that is ideal for home working or hobbies. Completing the accommodation is a contemporary shower room fitted with a large walk-in shower and modern fixtures. Externally, the property benefits from a private parking area providing off-street parking for up to four vehicles, a lawned garden, drying area, two garden sheds (both with power supply) and a substantial balcony. Included in the sale are all fitted floor coverings, window blinds (where fitted), the integrated kitchen appliances as specified, TV and TV unit, Freesat box, display cabinet and fireplace in the lounge, beds in both bedrooms, dressing table and mirror in Bedroom Two, and the breakfast bar stools.

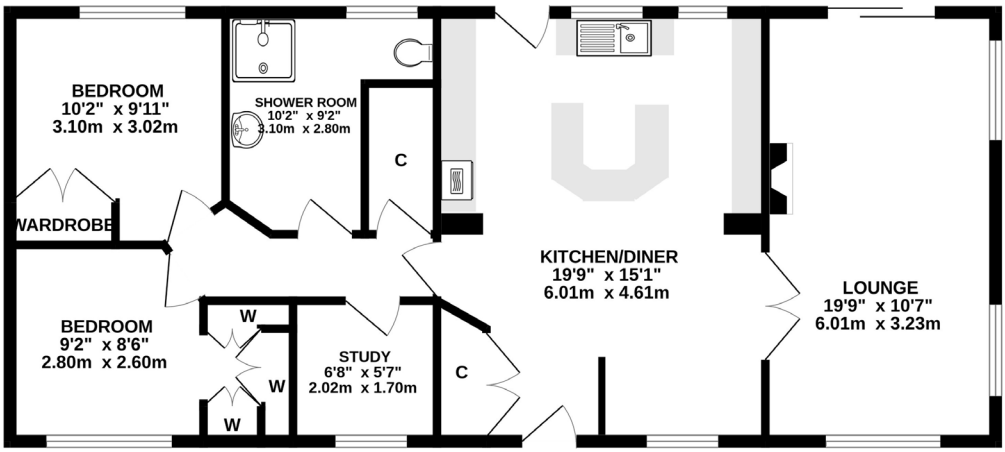
Barry Downs Park operates an age restriction for residents aged 50 years and over. Prospective purchasers are required to complete a suitability interview with the site owners. Annual site fees are approximately £2,200 and are payable in February. Further details are available upon request or during viewing.

Features

- Entrance hallway
- Lounge
- Study
- Kitchen/dining
- Utility area
- Two bedrooms
- Shower Room
- LPG central heating
- Double glazing
- Driveway & Gardens

Offers Over £149,997

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 hostelries. 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 Lindsays on:

01382 802050 dundeeproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays 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.