




McEwan Fraser Legal
Solicitors & Estate Agents
01382 721 212

26 The Downs
BARRY, CARNOUSTIE, ANGUS, DD7 7SA

Situated on Scotland's East Coast, approximately ten miles north of Dundee, the township of Carnoustie is well known for its sandy beach frontage and a favourite destination for leisure pursuits, the shallow bay suitable for canoeing, sailing and yachting. Renowned originally as a holiday resort, the town has many lively businesses stretching along its main street including coffee shops and hostels, the original style buildings creating an olde world charm.

Famous for its golf association the town is proud of its landmark Championship course, famously hosting the Open Championship, won by Scotland's own Paul Lawrie in 1999. Drawing many visitors and golfers to the area, the town caters for this with several hotels, guesthouses and bed and breakfast establishments and a superb addition to the area is the Carnoustie Hotel and Golf Resort, which sits on the frontage. The town has a bustling

leisure centre, three primary schools and Carnoustie High School.

The area allows easy commuting both north and south including Dundee, only a short drive away and the neighbouring Angus towns. There is a regular bus service to Dundee, Carnoustie and Arbroath. Carnoustie is only one hour away from Aberdeen by car and also one hour away from Edinburgh by train.

26 The Downs

Barry, Carnoustie Angus, DD7 7SA

Early viewing is highly recommended to fully appreciate this beautiful home.

We are delighted to offer onto the market this tastefully decorated two double bedroom "Chatsworth Platinum Contemporary" by Stately Albion Ltd.

Within the area, there are a Bistro and leisure facilities. The property is accessed via an electronic gate making the area very secure for residents. The property provides all year round living.

The property comprises of the lounge,

large entertaining kitchen with separate dining area, two double bedrooms, a study and a luxurious fully tiled bathroom and the master bedroom benefits from a dressing area which leads onto the beautifully tiled en-suite shower room.

The property further benefits from gas central heating and double glazing.

Externally the property has a large area of garden ground, single garage and

parking for a number of vehicles.

There is an age restriction on the site of over 50. The site fees for this year are £1750, (these have been paid up until Feb 2020) The ten year Gold Shield Warranty still has five years remaining.

McEwan Fraser Legal highly recommends early viewing to appreciate the accommodation and location of the property.

...the township of Carnoustie is well known for its sandy beach frontage and a favourite destination for leisure pursuits...



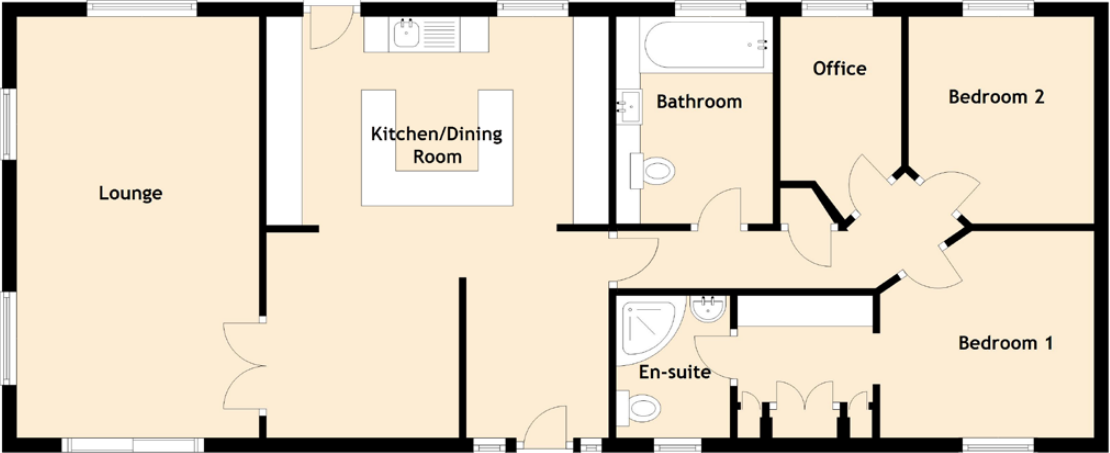


The Lounge, Kitchen & Dining Area





Property Specifications



Approximate Dimensions (Taken from the widest point):	
Lounge	5.90m (19'4") x 3.40m (11'2")
Kitchen/Dining Room	5.90m (19'4") x 4.80m (15'9")
Bedroom 1	3.00m (9'10") x 2.90m (9'6")
En-suite	1.99m (6'7") x 1.70m (5'7")
Bedroom 2	2.90m (9'6") x 2.60m (8'6")
Office	2.47m (8'1") x 1.70m (5'7")
Bathroom	2.90m (9'6") x 2.20m (7'3")

Extras (Included in the sale):

Floor coverings and fitted appliances. There is a possibility that the outdoor/indoor furniture may be considered by separate negotiation.



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



McEwan Fraser Legal

Proud Main Club Sponsor
DUNDEE FC AND DUNDEE UNITED FC



**Part
Exchange
Available**



Text and description
LAURA THOMSON
Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
BEN DAYKIN
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.