




McEwan Fraser Legal

Solicitors & Estate Agents

01382 721 212

Densha Villa

MAIN STREET, BARRY, CARNOUSTIE, ANGUS, DD7 7RP



NEAR BARS



LOCAL
AMENITIES



LEISURE
FACILITIES



RAIL LINKS



Barry is a delightful coastal village within the Angus area of Carnoustie, situated at the mouth of the Barry Burn on the North Sea Coast. There is ample shopping for everyday requirements within the town itself and Dundee, with its extensive shopping and recreational facilities lies approximately 11 miles away and is easily accessible by road and rail.

The A92 runs between Arbroath and Dundee about a mile to the north of Carnoustie making this an ideal commuter route. Carnoustie is famous for its Golf courses and there are many woodland and coastal walks for those who enjoy the outdoors. Schooling of good repute can be found for both primary and secondary education.

“...Barry is a delightful coastal village within the Angus area of Carnoustie...”

DENSHA VILLA



Part Exchange available! We're delighted to offer this four bedroom detached family villa, set at the end of a quiet cul-de-sac with no neighbours to the side or directly behind you. This quiet villa offers versatile accommodation options with disabled access available. Accessible via two entrances, the first being through the utility room and the other being the front door. Through the front door you walk into the hallway finished with wood flooring with stairs to the first floor and access to the ground floor rooms. Two of the four double bedrooms are situated here allowing for versatile accommodation, which would suit an elderly or disabled person. The living room is generous in size with french doors leading to the rear garden, laminated wood flooring and down lights. The downstairs bathroom is next door finished in a modern tasteful style with glass sink unit, kidney shaped bath with shower over, WC and heated towel rail. The kitchen is impressive in size and fitted with a comprehensive range of eye and base level units with roll top work surfaces incorporating a stainless steel sink unit with mixer tap and drainer. There is a further fitted table with glass brick wall adjacent for additional lighting. The fitted appliances include oven with four ring induction hob and extractor hood above and built-in dishwasher. A large floor to ceiling vertical radiator heats the room well and both this room and the utility enjoy the quarry tiled flooring. The utility room is adjacent to the kitchen with an access door to the side garden and garage. With fitted cupboards, space and plumbing for washing machine/tumble dryer and space for an upright fridge/freezer. The first floor offers two double bedroom suites both with fitted wall to wall cupboards



DINING ROOM / BEDROOM 3

offering hanging space and a rear aspect view. The en-suites are three-piece with corner shower cubicles and Velux windows and heated towel rails.

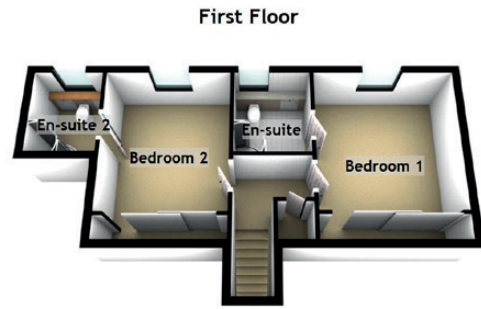
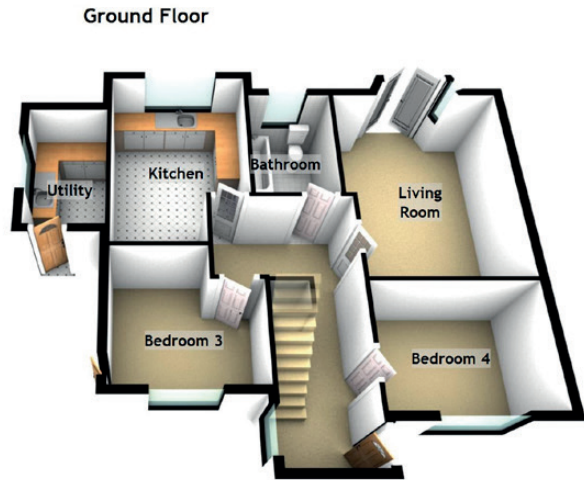
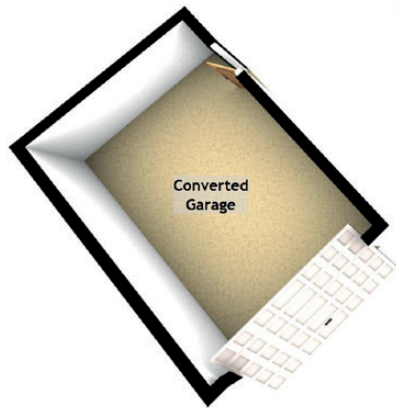
The garage has been converted into a commercial unit with wet room and power and lighting. It could be potentially be used as granny annexe too with wheelchair access available. The gardens are in three separate sections. The first gets the sun in the morning and gives secure access to the garage being wooden fencing. There is also a garden shed included in the sale which then has gate access to the strip of garden enjoying the mid afternoon sun and is finished off in a grassed lawn. The final part enjoys the evening sun and has a decked out area with access to the front of the property. To the front is a large shingled driveway with parking for numerous vehicles.



“...four bedroom detached family villa, set at the end of a quiet cul-de-sac...”



Bedrooms, En-suites & Bathroom



Approximate Dimensions
(Taken from the widest point)

Living Room	4.66m (15'3") x 3.58m (11'9")
Kitchen	4.31m (14'2") x 2.94m (9'8")
Utility	2.98m (9'9") x 1.71m (5'7")
Bedroom 1	4.25m (13'11") x 3.45m (11'4")
En-suite	2.13m (7") x 1.82m (6")
Bedroom 2	4.25m (13'11") x 3.08m (10'1")
En-suite 2	2.11m (6'11") x 1.70m (5'7")
Bedroom 3	3.08m (10'1") x 3.01m (9'11")
Bedroom 4	3.35m (11') x 2.72m (8'11")
Bathroom	2.65m (8'8") x 1.79m (5'10")
Converted Garage	5.22m (17'1") x 3.37m (11')

Gross internal floor area (m²) - 112m²

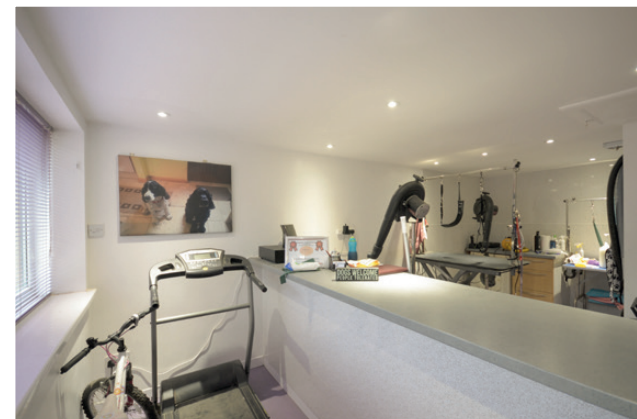
EPC Rating - D

Extras
(Included in the sale)

Floor coverings, garden shed and blinds are included within the sale. Kitchen appliances could be available by separate negotiation direct with the client.



Image credit: <https://www.odinmaps.co.uk/compare/>



McEwan Fraser Legal
Solicitors & Estate Agents

Part
Exchange
Available



Text and description
JAMES KEET
Surveyor



Professional photography
RICK BOOTH
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer

Tel. 01382 721 212 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk