



113B Barrydowns Park  
Barry, Carnoustie, DD7 7SA  
Offers over £115,000



# 113B Barrydowns Park, Barry, Carnoustie, DD7 7SA

Vicky at McIntyre Properties is delighted to bring to the market this immaculately presented, 2 bedroom park home, situated in the five star luxury park of Barry Downs, Barry by Carnoustie.

Externally, the bungalow benefits from a wrap around raised patio area, ideal for relaxing in the nicer weather and is on well maintained, peaceful surrounding grounds.

Internally, the bungalow has 2 double bedrooms, both with ample storage and one with en suite. A modern fitted kitchen, open plan dining and living area, family bathroom and built in storage throughout. The accommodation is finished to a high standard throughout and is in walk in condition.

The park is for over 50's only, has a secure gated entry system and bar and bistro on site. It is in close proximity to Carnoustie Golf Course. Monifieth and Broughty Ferry are also just a short drive away.

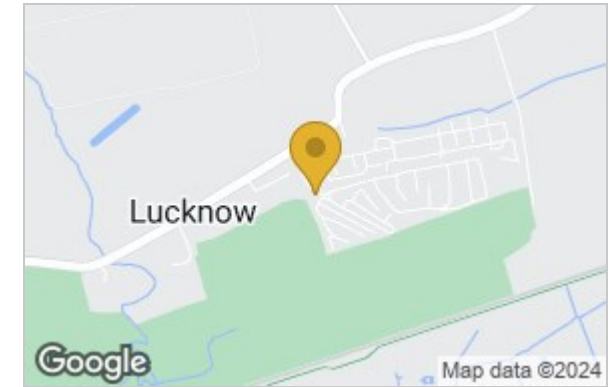
This accommodation is suited to those seeking to downsize in their retirement years.



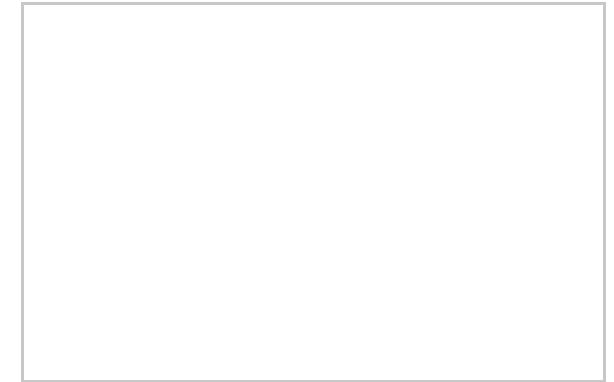
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## Area Map



## Floor Plan



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	