



## 3 Mansefield Lane, Barry, Camoustie, Angus, DD7 7SJ

Light & Beautifully Presented, Four Bedroom, Semi-Detached Family Home

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# Property Description

Light and beautifully presented, four-bedroom, semi-detached family home, with gardens, a driveway and an integrated garage. Set in a select cul-de-sac in the rural village area of Barry, close to both Carnoustie and Monifieth, in Angus.

Comprises an entrance hallway, living/dining room, kitchen, utility room, four double bedrooms, an en-suite, a family bathroom and a ground-floor shower room.

Tastefully finished throughout, this exceptional property offers generous room sizes, excellent storage, generous gardens, and a balcony with superb countryside views. Further highlights include a quality fitted kitchen, quality internal doors, modern bathrooms, and contemporary flooring and lighting.

In addition, there are multiple TV and phone points, central gas heating, double glazing and a flexible garage with power and lighting. To the front, there is parking for three vehicles; whilst the gardens include two patio areas, a lawn, and a raised feature shrubbery - the summer house/bar is available by separate negotiation.

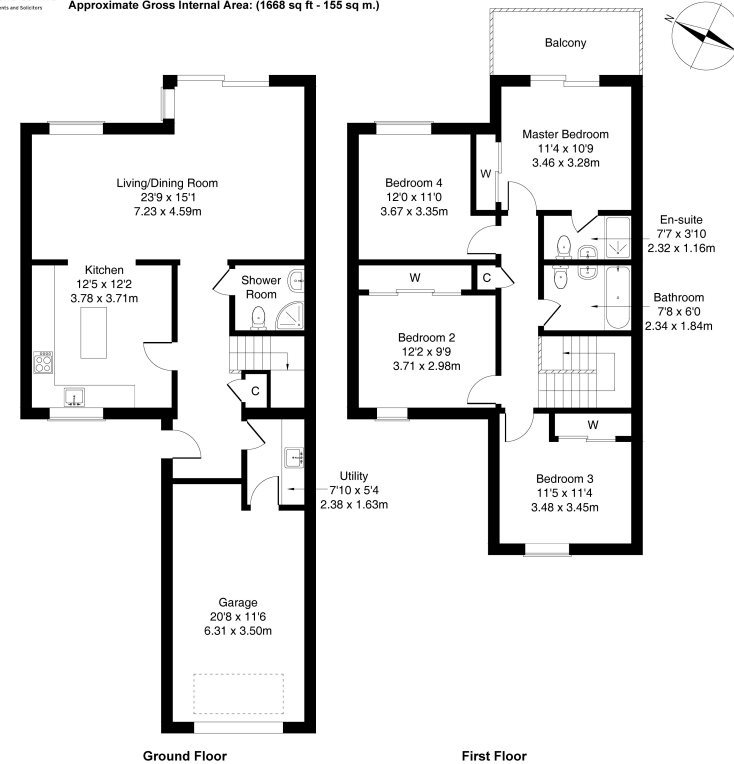
A welcoming hall gives access throughout the ground floor, including to a built-in storage cupboard and to a centrepiece stairway. Modern flooring continues from the hall into an impressive lounge and dining room, set to a westerly aspect and with patio doors opening to the garden. The kitchen is open to the dining area, and features an island worktop, stylish fitted units with LED kick plate and unit down lighting, and includes an integrated double oven, gas hob and dishwasher; whilst the American-style fridge/freezer is available by separate negotiation. Set internally a generous utility room includes a further worktop with sink and drainer and gives secondary internal access to the garage.

On the first floor, two double bedrooms are set in the westerly facing aspect, including the master bedroom which features a balcony terrace with views, an en-suite shower room and built-in mirrored wardrobes. Two further double bedrooms are set to the opposite aspect, both including carpeted flooring and built-in wardrobes. A family bathroom completes the accommodation and is set internally with a modern three-piece suite and tiled splash walls.

A 360 Virtual Tour is available online.

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**3 Mansefield Lane, Barry, DD7 7SJ**  
Approximate Gross Internal Area: (1668 sq ft - 155 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.





# Area Description

Bary is located between Monifieth and the scenic town of Carnoustie, on the coast of the North Sea and roughly midway between Dundee and the charming seaside town of Arbroath. Offering a famous golf course, the Carnoustie Golf Links, as well as a picturesque harbour, sandy beaches, and a wealth of history, the respective towns provide all the expected local amenities set amidst attractive landscapes. The property is also within easy commuting distance to the town of Monifieth and to Broughty Ferry, both offering beachside walks and excellent local cafes, restaurants, and shopping facilities. The A92 further connects the area to the major cities of Dundee and Aberdeen, with local bus services and railway stations available for travel throughout. Schooling is well provided for in the area, with numerous primaries, secondary schools, and Angus College for further education. For walks and recreation, there are coastal paths along the stunning red sandstone cliffs of Whiting Ness, where there is a multitude of caves and inlets to explore.















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