

GREENLAW

Barry, Carnoustie, DD7 7RL



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WELCOME TO GREENLAW

This rarely available detached country house is a substantial seven-bedroom residence with an incredible amount of space, providing unrivalled flexibility and a wealth of accommodation. The luxurious property further benefits from a self-contained annexe, offering excellent potential for the holiday rental market. Providing a picturesque country and coastal lifestyle, the exclusive home comes complete with spectacular views. It is located on the edge of Carnoustie, and is within easy reach of the town's excellent amenities, schools, and transport links, as well as the world-class golfing facilities and idyllic beaches. A new development is being built in the nearby surrounding area, raising the locale further with minimal impact on the property's idyllic sense of seclusion and picturesque views.



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GENERAL FEATURES

- Expansive detached house covering 5,996 sq. ft.
- Includes a two-bedroom self-contained annexe
- Stunning countryside location by Carnoustie
- Offers a picturesque country & coastal lifestyle
- Oil central heating and double glazing
- Solar-panelled roof for efficiency

ACCOMMODATION FEATURES

- Naturally-lit entrance porch
- Reception hall with generous storage
- Stylish open-plan sunroom/living room
- Multi-aspect sitting room with log burner
- Formal dining room with a serving hatch
- Upper sitting room with dual-aspect windows
- South-facing roof terrace with country views
- Substantial gym/games and leisure room
- Generous, well-appointed dining kitchen
- Utility room with built-in storage
- Five double bedrooms and an office
- Modern three-piece shower room
- Jack-and-Jill-style five-piece bathroom

SELF-CONTAINED ANNEXE

- Private main-door entrance
- Spacious living room with storage
- Fitted kitchen with integrated oven and hob
- Two double bedrooms (one with a wardrobe)
- Two bathrooms with three-piece suites
- Convenient access to the main house

OTHER FEATURES

- Mature, landscaped wraparound gardens
- External storage and a coal shed
- Integrated triple garage and multi-car driveway
- Attic space which provides ample storage

PROPERTY NAME
Greenlaw

LOCATION
Carnoustie, DD7 7RL

APPROXIMATE TOTAL AREA:
557.1 sq. metres (5996.7 sq. feet)

Ground Floor - First Floor - Annexe -

The floorplan is for illustrative purposes. All sizes are approximate.



WELCOME TO AN EXCEPTIONALLY LARGE FAMILY HOME



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Greenlaw has a wonderfully scenic approach through its private gardens. The front door opens into a bright entrance porch, leading through to a spacious reception hall with generous built-in storage. It is a fantastic introduction, which provides a hint of the sizeable accommodation to follow.



⬆ A ROOM FOR EVERY OCCASION



With five reception rooms to choose from, homeowners have an incredible amount of space to play with. On the ground floor, there is a multi-aspect sitting room with a built-in log burner, a formal dining room with a serving hatch to the kitchen, and the sociable heart of the home: an open-plan sunroom and living room, which forms a stylish centrepiece. This exceptional space is enhanced by neutral décor and a solid oak floor, as well as generous multi-aspect windows and a double-height apex ceiling. It also has French doors to the garden for summer entertaining.





TWO ADDITIONAL RECEPTION ROOMS



The first floor hosts two additional reception rooms: another sitting room, with dual-aspect windows, and, a substantial gym/games room that has impressive dimensions for a wide range of endeavours. Extending off the sitting room, there is also a south-facing roof terrace with the most incredible views stretching over the countryside to the sea.

SOUTH-FACING ROOF TERRACE WITH INCREDIBLE VIEWS OVER THE COUNTRYSIDE TO THE SEA



A GENEROUS DINING KITCHEN

WITH EXCELLENT STORAGE

The dining kitchen has a generous footprint to accommodate a large table and chairs, alongside a well-appointed range of cabinets and worksurface space. It is brightly illuminated and equipped with two built-in cupboards. A neighbouring utility room provides a discreet space for laundry.



THE BEDROOMS



UNRIVALLED
VERSATILITY TO SUIT
YOUR NEEDS

Excluding the annexe, Greenlaw has five main double bedrooms, yet with the wealth of reception areas on offer, it is easy to increase that number further, if needed. All the bedrooms are spacious and airy, and all four ground-floor bedrooms come

with built-in wardrobes too. The large principal suite further boasts a south-facing box bay window and a dressing room, which has additional wardrobe storage and access to a Jack-and-Jill bathroom. There is also a private office as well, which could be used creatively such as a nursery.

THE PRINCIPAL SUITE BOASTS A SOUTH-FACING
BOX BAY WINDOW & A DRESSING ROOM





A TOTAL OF FIVE WASHROOMS



Located on the ground floor, the home has a modern three-piece shower room and a Jack-and-Jill-style bathroom, which connects to the hall and principal bedroom. The bathroom has a five-piece suite, incorporating two pedestal washbasins, a toilet, a double-ended bath, and a step-in quadrant shower. Furthermore, there is a WC by the entrance and two additional bathrooms on the first floor within the self-contained annexe.

For year-round comfort, the property and annexe both have oil central heating and double-glazed windows. A solar-panelled roof provides additional efficiency as well.

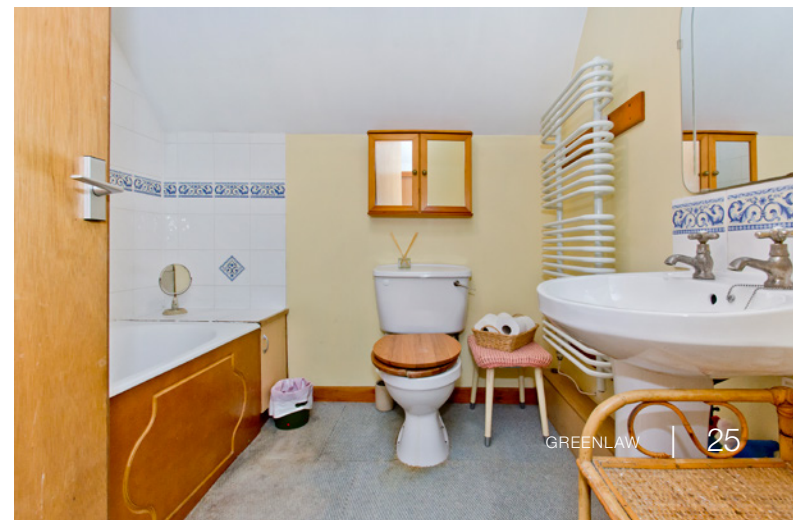


SELF-CONTAINED ANNEXE

FOR GUESTS AND INDEPENDENT FAMILY MEMBERS



Part of the home also features a self-contained, first-floor annexe, which has its own private entrance at ground level. It is comprised of a spacious living room, a fitted kitchen (with an integrated oven and electric hob), two double bedrooms, and two bathrooms; plus, it has generous built-in storage too. It is perfect for guests, independent family members, and for the holiday rental market. Conveniently, the annexe can also be accessed from the first floor, allowing the facilities to be used by the entire property as well.





FAR-REACHING WRAPAROUND GARDENS

The landscaped wraparound gardens offer outstanding privacy and, like the home itself, an abundance of space to enjoy. The main garden incorporates a vast manicured lawn with a south-facing aspect, a summerhouse, mature planting, and a patio and decked area for alfresco dining.



A TRUE OUTDOOR HAVEN

Furthermore, there is a separate vegetable growing garden with a greenhouse and shed. Ideal for the whole family, the gardens provide a true outdoor haven. There is also external storage and a coal shed. Comprehensive parking is assured thanks to an integrated triple garage and a large multi-car driveway.

Extras: all fitted floor and window coverings and light fittings to be included in the sale. All white goods are available by separate negotiation.



CARNOUSTIE

SITUATED THIRTEEN MILES FROM THE CITY OF DUNDEE, THE COASTAL TOWN OF CARNOUSTIE IS A MECCA FOR GOLF ENTHUSIASTS, AND FAMED FOR ITS WORLD CLASS LINKS GOLF COURSE, LAST HOST TO THE OPEN GOLF CHAMPIONSHIP IN 2018.

With its foundations in local agriculture and the textile industry, this Angus town, founded in the 18th century, latterly found popularity as a Victorian seaside resort. In the last few decades, it has developed into an ideal spot for commuters. The town itself enjoys excellent local amenities including supermarkets, shops, cafés and restaurants, banking and a medical practice, in addition to primary and secondary schooling. A short drive away, the vibrant city of Dundee boasts a full range of high street outlets and a cultural hub, with museums including the world-renowned V&A Dundee. In addition to the championship course (regarded as amongst the toughest in the world) this stretch of east coast is well-known for its outstanding golf courses. The town is surrounded by the beautiful Angus countryside, and its coastal setting offers a wonderful seaside lifestyle, with a promenade, leisure centre, sports facilities and play area, and walks along long stretches of beach in the local area. The town benefits from excellent road links and a train station, with a direct service along the coast to Dundee, making it very well connected not only to the city, but also the surrounding area.





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► Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeesea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

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