

FOR SALE



Middleton Cottage, Briar Brae, Brightons
Offers Over £115,000


MARTIN&CO

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Offers Over £115,000

- Gas Central Heating
- Double Glazing
- Shower Room
- Large Floored Attic Space
- Private Gardens
- Council Tax Band A
- No Factor Fees
- Walking distance to local amenities and public transport

Martin & Co Bathgate present to the market for sale, a spacious 1-bedroom cottage located in the popular village of Brightons, Falkirk. The cottage offers spacious living with a large lounge/dining room, double bedroom, shower room, kitchen and a large floored attic space. Private gardens to the front and rear.

Ideally located for the commuter with Polmont train station a 10 minute walk and motorway links nearby. Falkirk town to be easily reached by bus or a short drive. Perfect purchase for a first-time buyer or as a retirement home.



HALLWAY Enter the property via a UPVC door into the hallway. Timber frame doors into the bedroom and lounge/dining room. Wooden flooring.

BEDROOM 11' 2" x 12' 10" (3.4m x 3.91m) Great sized double bedroom looking out to the front of the property. Wooden flooring.

LOUNGE/DINING ROOM 15' 11" x 14' 0" (4.85m x 4.27m) Spacious lounge adequately sized for dining too. Ramsay ladder access to the large, floored attic space above offering a fabulous additional storage area. Window looking out to the rear garden. Timber frame door into the kitchen.

KITCHEN 8' 0" x 10' 2" (2.44m x 3.1m) Kitchen is fitted with a combination of wall and base units. Gas cooker included in the sale. Space for a washing machine and fridge/freezer. Window and UPVC door out to the private garden.

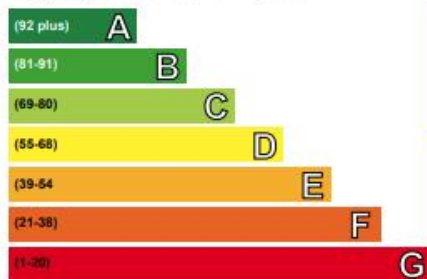
SHOWER ROOM 7' 11" x 6' 11" (2.41m x 2.11m) Upgraded shower room. Single shower cubicle fitted with an electric shower. 2-piece white suite and partial wet wall panelling. Opaque window.

EXTERNALLY The front garden is chipped and very easy to maintain.

The rear garden is laid to lawn with bedding areas and 6ft fencing around the perimeter offering great privacy.

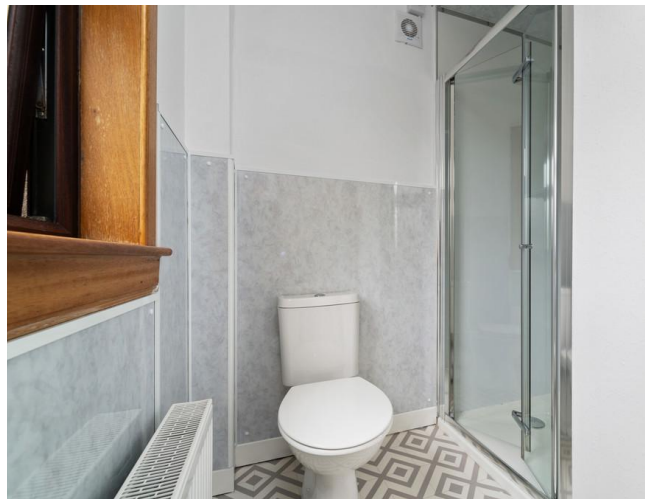


Very energy efficient - lower running costs

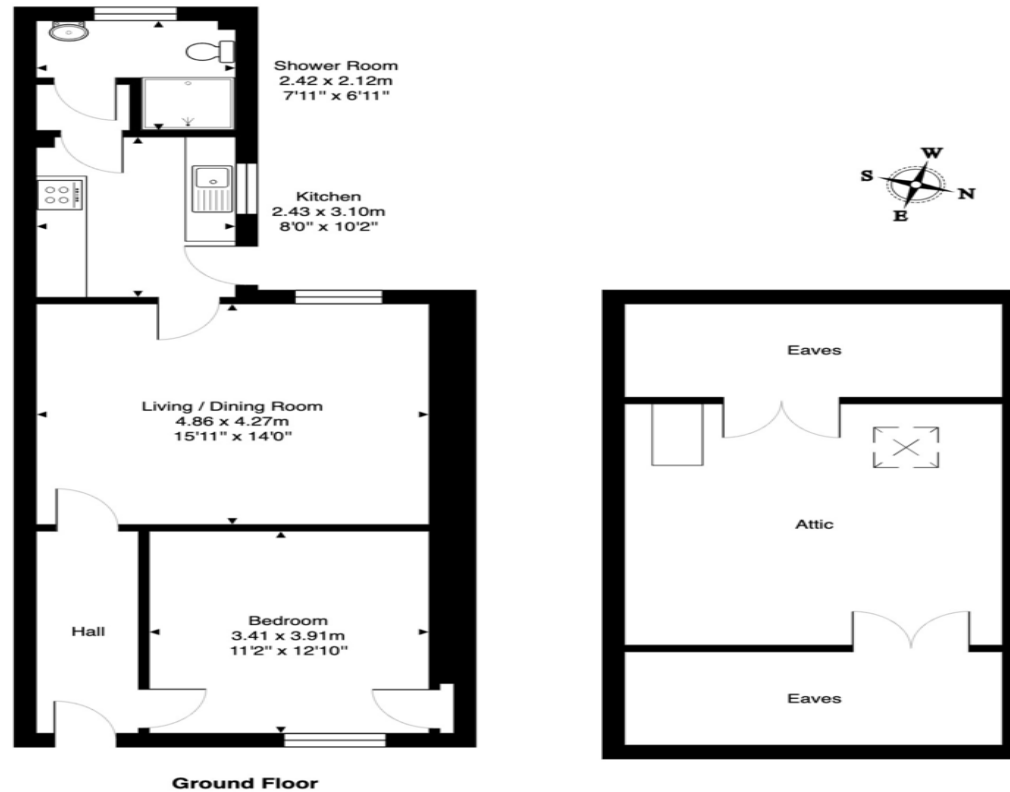


Current	Potential
	88
67	

Not energy efficient - higher running costs



2 Middleton Cottage, Briar Brae, Brightons, FK2 0HR



Total Area: 72.2 m² ... 777 ft² (excluding attic)
All measurements are approximate and for display purposes only.

Bathgate

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Letting Agent Registration No. LARN2001002

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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