

Peterkin & Kidd

Solicitors and Estate Agents

2

PARK TERRACE
BRIGHTONS, FK2 0HY



OFFERS OVER £108,000

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Offering spacious accommodation, this traditional, lower villa flat retains some period features and would suit a variety of buyers.

A wrought iron gate leads to the path and entrance. The long hallway gives access to the main apartments and has a walk-in cloaks cupboard with shelving.

There is a large double bedroom to the front which has a picture rail and cornice. The wardrobe is included in the sale. Cupboard housing fuse box and meter.

The second double bedroom is to the rear and has a picture rail and a built-in shelved unit.

There is a spacious living room to the rear with French doors to the outside space.

The inner hall has a shelved cupboard which houses the boiler. The kitchen and shower room lead off.

The fully tiled modern shower room is fitted with a wash stand with vanity storage, WC and a double tray shower cubicle.

The dining kitchen is fitted with a range of wall and base units with sink and drainer, complementary worksurfaces and tiled to splashback. The ceramic hob, oven, extractor hood, fridge/freezer, washing machine, tumble dryer and washing machine are included in the sale but are not warranted. Space for table and chairs. Windows to the side and rear and a door to the side.

ACCOMMODATION

Hall
Living room
Fitted dining kitchen
2 double bedrooms, shower room

Gas central heating, double glazing

EXTRAS

All fitted carpets, floor coverings, curtains and white goods as specified are included in the sale.

GARDEN

There are gardens to the front and rear of the property.

The front garden has a low level stone wall with wrought iron railings and is pebbled with shrub planting. To the rear, there is a small deck with steps to a patio area with a garden shed and store with a further area for storage of bins.





PARKING

On-street parking is available.

SITUATION

The village of Brightons is situated minutes from Wallacestone Primary and Braes High School. Supermarket shopping is available within a few minutes' drive and Falkirk town centre, a short journey away with its High Street retailers.

For the commuter, Polmont station is nearby offering frequent, direct routes to Glasgow and Edinburgh and the Central Belt and there is also easy access to the M9 North and South and the M8.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

OTHER

COUNCIL TAX BAND: C

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (010927)
VistaBee 2025

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We can open doors for you

Linlithgow Office

8 High Street
Linlithgow
EH49 7AF

maildesk@peterkinandkidd.co.uk
www.peterkinandkidd.co.uk

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s1homes.com