

Brightons

31 Newlands Road



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Brightons
FK2 0DE

Located within the popular village of Brightons this mid terraced villa lies within walking distance of shopping, Braes High School and Polmont Station. The subjects have a large private front driveway and fully enclosed south facing rear garden offering lawn and substantial outbuilding.

A replacement front entrance door leads to the reception hallway with stairway to upper apartments. The sitting room is a generously sized, front facing room with stylish grey laminate flooring. The bright kitchen has an integrated stainless steel gas oven and hob. A useful utility with a large walk in store is situated off the kitchen and provides potential to enlarge the kitchen subject to obtaining the usual consents.

On the upper floor there are three bedrooms and refitted bathroom with shower. Practical features include gas central heating and double glazing. Early viewing is recommended.



Viewing

By appointment please through
Clyde Property Falkirk
01324 881777
falkirk@clydeproperty.co.uk

Price Fixed Price £149,000

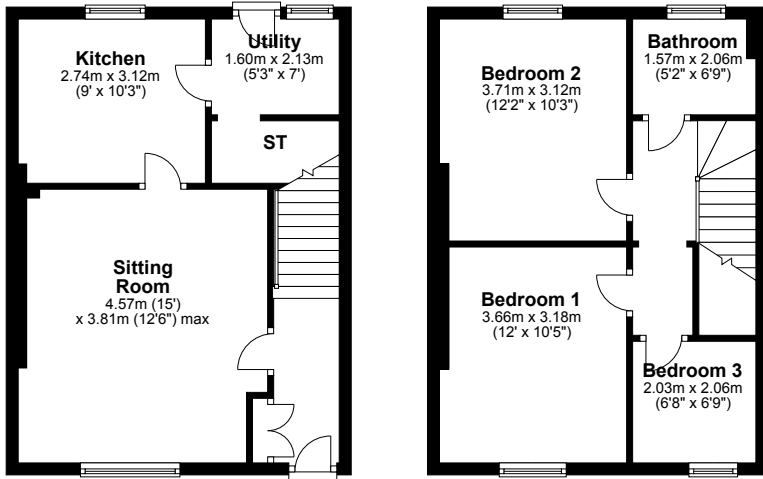
EER Rating

Band D

Property Ref

WP5078

Accommodation layout & measurements



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PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only and are taken from longest and widest points. Floorplans are for illustration only and may not be to scale.

Location

The highly regarded village of Brightons and the adjoining villages of Polmont and Redding offer an extensive range of shopping, schooling, civic and recreational facilities. Polmont Station provides main line express rail links to Edinburgh, Linlithgow, Falkirk and Glasgow. Falkirk lies close to hand, offering a wider range of amenities as expected of a major town. Brightons is situated conveniently for the surrounding road and motorway network which offers superb access to many central Scottish centres of business including Edinburgh, Grangemouth, Fife, Stirling, Falkirk and Glasgow.

Satellite Navigation: Enter the postcode: FK2 0DE




PROPERTY

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