



Brightons

8 Sunnyside Cottages, Sunnyside Road





8 Sunnyside Cottages, Sunnyside Road, Brightons, FK2 0RP



Charming, traditional, semi detached cottage located within the sought after village of Brightons. Occupying private front and rear gardens the property is complemented by a block paved rear driveway providing off road parking. The rear garden incorporates paved patio, lawn and timber garden storage shed. The property is situated conveniently for access to nearby Polmont Station and the M9 motorway which prove popular with commuters.

The bright sitting room has a focal point wood burning stove and large picture window which enjoys views across the cricket field and beyond to tree lined countryside. The dining room enjoys open plan access to the sitting room and together extend to in excess of twenty five feet in length. The dining sized kitchen has an integrated oven, hob, extractor hood, Belfast sink and wooden worktops. The lower accommodation is completed by rear hallway leading to the gardens and generously sized bathroom with separate shower.

On the upper floor there are two double sized bedrooms with excellent storage. Note is drawn to the large cupboard situated off the upper hallway which provides potential for the development of a shower room/WC subject to obtaining the relevant consents. Practical features include gas central heating and double glazing. Further points of interest include tasteful neutral décor, timber laminate and ceramic tiled flooring. Early viewing is highly recommended.

Viewing

By appointment please through
Clyde Property Falkirk

01324 881777
falkirk@clydeproperty.co.uk

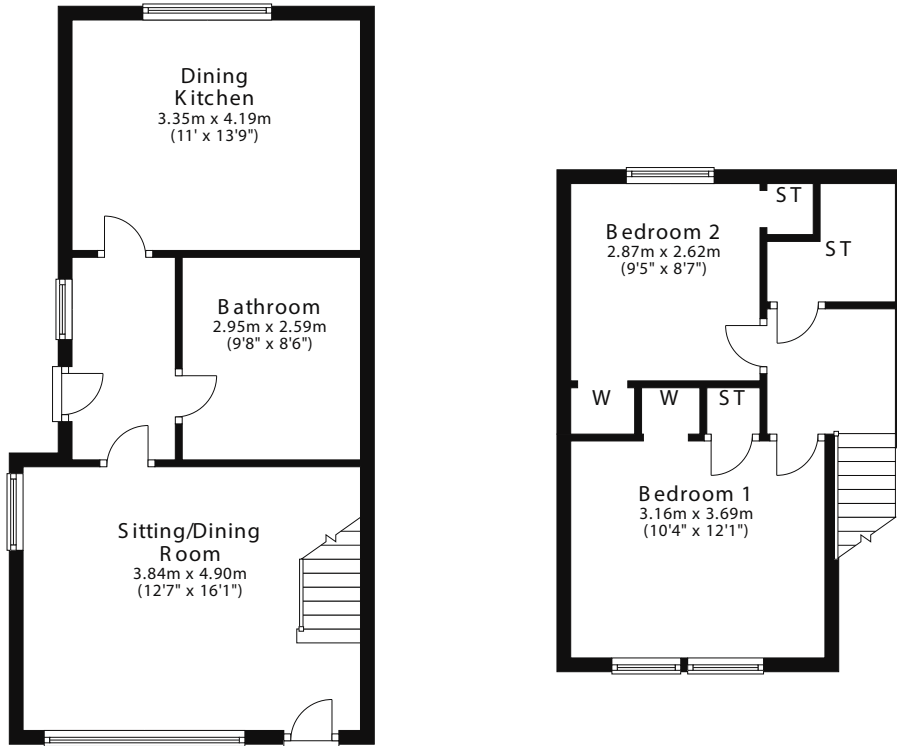
Price Offers Over £198,000

EER Rating Band D

Property Ref WM5093



Accommodation layout & measurements



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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. The property lies a short walk from Wallacestone Primary School. 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. For Satellite Navigation directions please enter the postcode: FK2 0RP

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