



**32 MARANATHA CRESCENT, BRIGHTONS, FK2 0DF**

**OFFERS OVER £59,950**

**ENERGY PERFORMANCE RATING: 'E'**

**Russel+Aitken**  
solicitors and estate agents

## GENERAL DESCRIPTION:

This two bedroom MID TERRACED VILLA represents outstanding value in today's market and will be of broad appeal to those seeking competitively priced accommodation. In need of some cosmetic upgrading and modernisation, the internal accommodation comprises welcoming reception hall, large lounge/diningroom, kitchen, two generous double bedrooms and a bathroom. The property benefits from gas fired central heating and double glazing. To rear there is a garden area with timber garden shed.

Maranatha Crescent is a popular area of Brightons, well served by local amenities catering for daily needs. Falkirk and Linlithgow town centres are only a short distance by either public or private transport with a broad range of shopping, leisure and recreational opportunities. Schooling for all ages is to hand whilst for those needing to commute there is good access by road or rail to all areas of commerce within the central belt.

## TRAVEL:

From Falkirk town centre proceed along High Station Road onto Glenbrae. Follow the road (B8028) until you enter the village of Shieldhill. At the T-junction at the top of the hill turn left onto Main Street (B810) which becomes Shieldhill Road. At the roundabout just after Braes High School proceed through the roundabout and 32 Maranatha Crescent is on Newlands Road on your left hand side.

## MEASUREMENTS:

Lounge/diningroom: 20'07" x 11'04" (6.2m x 3.4m)

Kitchen: 9'04" x 7'10" (2.8m x 2.3m)

Bedroom 1: 15'11" x 9'03" (4.8m x 2.8m)

Bedroom 2: 11'02" x 10'11" (3.4m x 3.3m)

Bathroom: 6'05" x 5'02" (1.9m x 1.6m)

## VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

## ENTRY:

Negotiable.

## COUNCIL TAX:

Band 'A' - £1,018.35

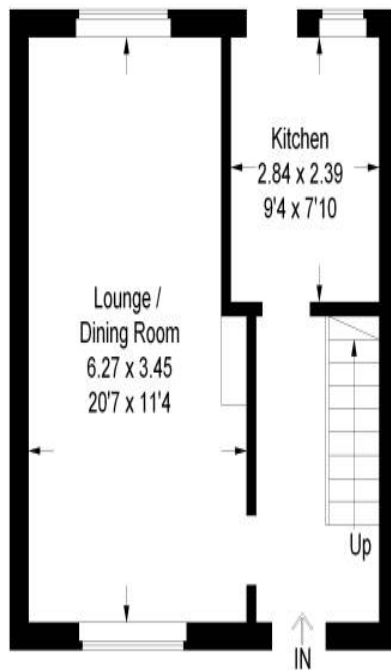
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## REF:

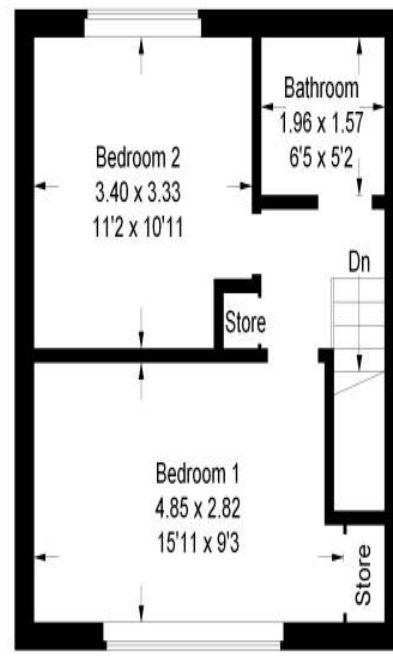
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## HOME REPORT:

A Home Report is available for this property.



Ground Floor



First Floor

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DIGITAL CONTENT CREATION  
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## Disclaimer:

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 decisions reliant upon them. All room dimensions taken through cupboard / wardrobes to wall surfaces where possible or to surfaces indicated by arrow heads. (ID 112403)







#### **DISCLAIMER:**

Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. Floorplans are not to scale.

#### **HOUSE SALES:**

If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.



**Russel+Aitken**  
solicitors and estate agents

Property Department  
9 Cow Wynd  
Off High Street, Falkirk  
T : (01324) 626107  
F : (01324) 620994  
W: [www.russelaitken.com](http://www.russelaitken.com)