





Welcome to this stunning detached villa, a perfect blend of elegance and functionality, set in a beautiful location in Brightons, Falkirk. The property features two spacious sitting rooms, providing ample space for relaxation and entertaining. The dining kitchen is a chef's dream, equipped with modern appliances and plenty of room for family meals and gatherings.

The primary bedroom is a luxurious retreat, complete with a four-piece en-suite for ultimate comfort. The Juliet balcony offers serene views. The second bedroom also benefits from an en-suite, ensuring privacy and convenience. Three additional bedrooms offer versatility for family, guests, or home office space.

A well-appointed bathroom, WC and a practical utility room add to the home's functionality. The exterior is equally impressive, with wrap-around gardens that offer a seamless connection to nature. The rear garden is level and mature, featuring a lush lawn making it a perfect outdoor sanctuary.

The property also includes a mono-block driveway and garage, providing ample parking and storage solutions. This detached villa is an exceptional home that caters to all aspects of modern living, promising comfort, luxury, and convenience.

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LOUNGE

16' 7" x 14' 7" (5.08m x 4.45m)

SITTING ROOM

13' 10" x 13' 2" (4.22m x 4.03m)

DINING KITCHEN

18' 9" x 9' 6" (5.73m x 2.92m)

MASTER BEDROOM

16' 7" x 11' 3" (5.07m x 3.43m)

BEDROOM TWO

13' 2" x 8' 10" (4.03m x 2.71m)

BEDROOM THREE

12' 5" x 10' 2" (3.81m x 3.11m)

BEDROOM FOUR

14' 1" x 8' 4" (4.3m x 2.56m)

BEDROOM FIVE

8' 3" x 7' 4" (2.52m x 2.26m)

BATHROOM

8' 6" x 4' 10" (2.61m x 1.48m)

UTILITY ROOM

6' 5" x 5' 5" (1.98m x 1.67m)



LOCATION

The village of Brightons lies to the east of Falkirk and justifiably enjoys its reputation as a desirable place to live. With a village atmosphere and a mixture of new and more established housing, Brightons is well placed for Polmont Railway Station giving access to Edinburgh and Glasgow, and the M9 which gives access to Central Scotland.

VIEWINGS

This lovely family home is a must-see, offering a delightful mix of comfort, style, and convenience.

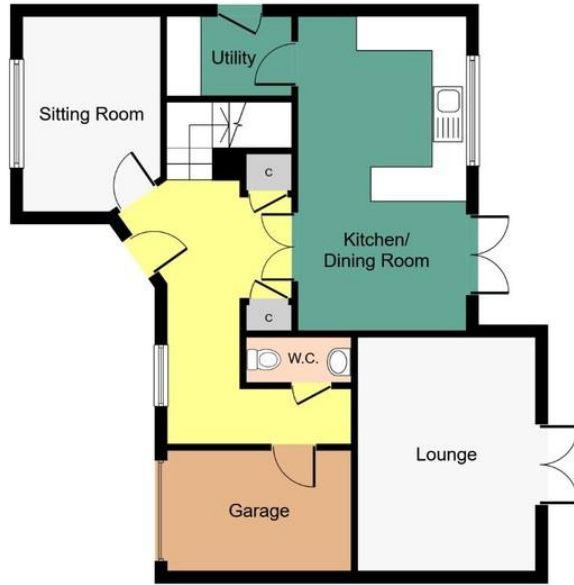








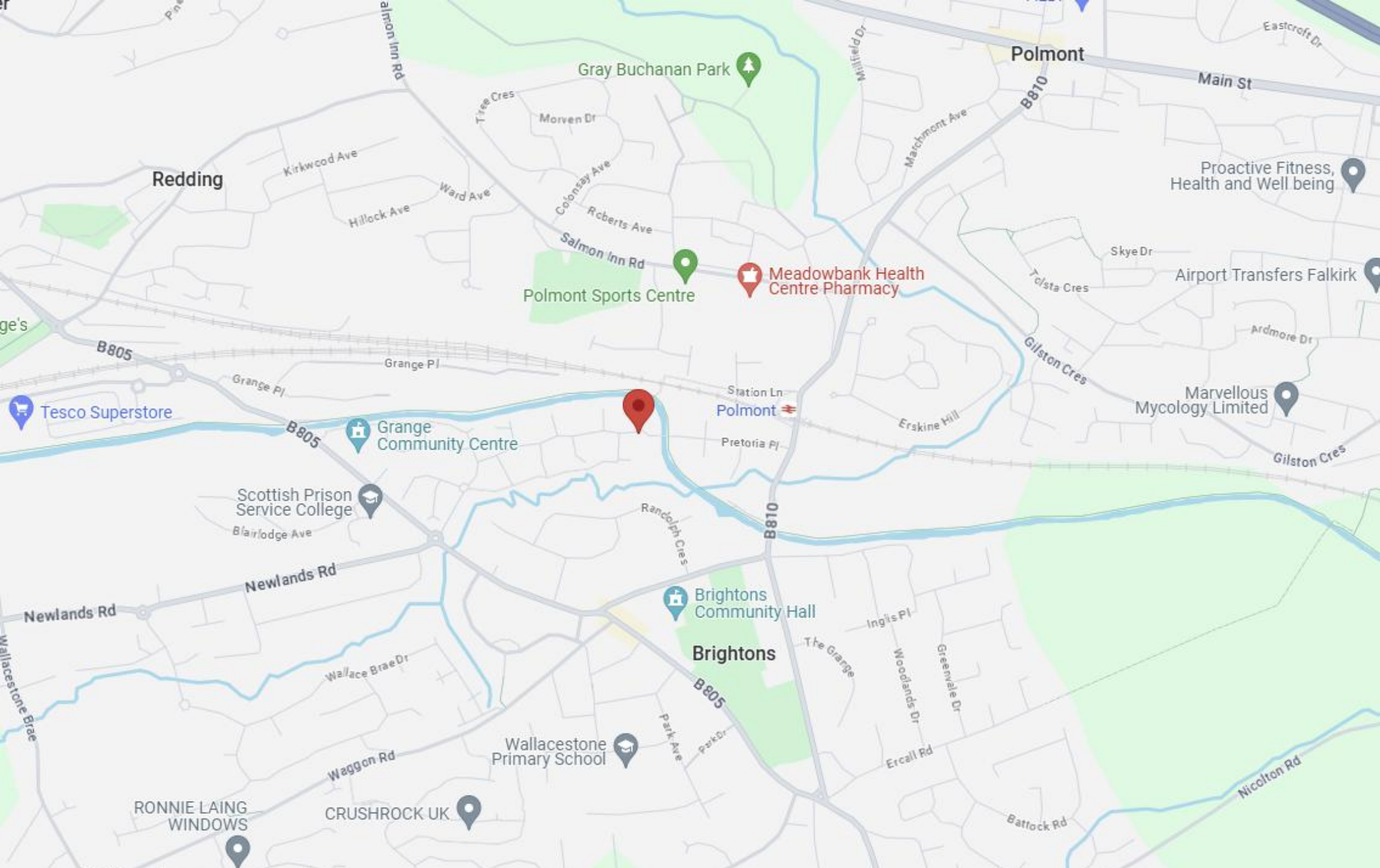




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