



31 Newlands Road, Brightons, Falkirk, FK2 0DE

Immaculatey Presented, Three-Bedroom, Mid-Terrace Family Home

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Property Description

Immaculately presented, three-bedroom, mid-terrace family home, with a garden and a driveway. Located in the popular village of Brightons to the south of Falkirk, in Stirlingshire.

Comprises an entrance hallway, living room, kitchen, three flexible bedrooms and a family bathroom.

Highlights include a modern kitchen, a stylish bathroom suite and continuous wood-effect flooring throughout the ground floor. In addition, there is gas central heating, double glazing and multiple TV points.

Externally, there is a wide, multi-car driveway to the front, whilst an enclosed rear garden features a lawn and a stone-built outbuilding.

A bright entrance hall is finished with light, neutral decor and modern, wood-effect flooring, which continues throughout the ground floor. To the left of the hall, a spacious, front-facing living room offers ample, versatile space for both lounge and dining furniture, if desired, and leads, conveniently, into a kitchen. The sunny, south-facing kitchen is fitted with modern units and marble-effect worktops. Appliances include an integrated oven, a gas hob, a stainless-steel canopy and a freestanding washing machine, whilst an adjoining utility room, with built-in storage and garden access, houses a freestanding fridge/freezer and offers space for seated dining.

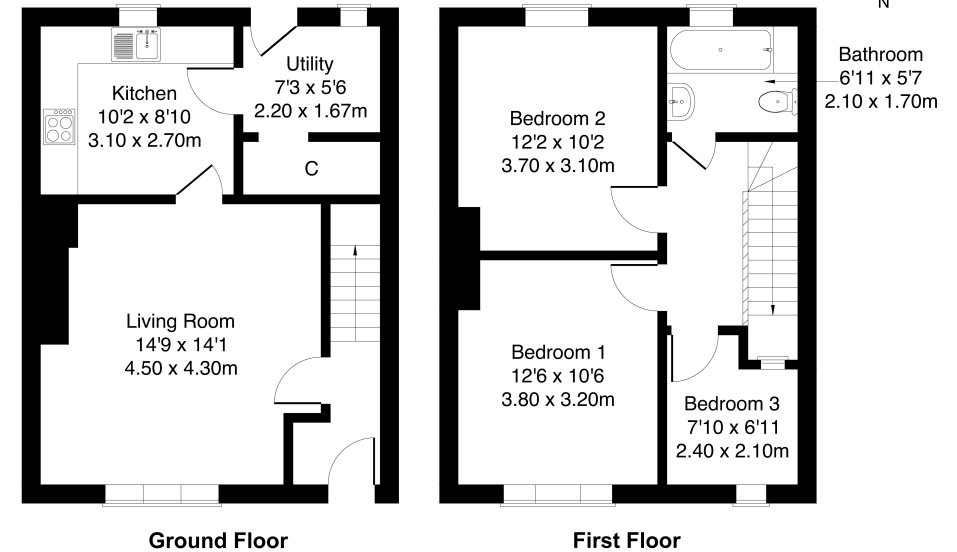
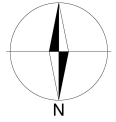
Upstairs, three flexible bedrooms are carpeted for comfort and offer good-sized, flexible spaces.

Completing the accommodation, a contemporary family bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls.



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Approximate Gross Internal Area: (861 sq ft - 80 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The popular village of Brightons is located to the south of Falkirk, which is centrally located between Edinburgh and Glasgow. There are many excellent amenities in the area, including railway stations at both nearby Polmont and Falkirk, with local schooling available at all levels. Falkirk offers an excellent range of high street, convenience and supermarket shopping and is renowned for its historic attractions including the Roman Fort on the Antonine Wall and the Falkirk Wheel which joins

both the Union Canal and the Forth & Clyde Canal. The beautifully designed Callendar House and Park offer scenic open parkland for family walks and picnics. Sporting enthusiasts, and those who enjoy outdoor pursuits, can enjoy a variety of walks and cycle tracks along the Forth and Clyde Canal, football at Falkirk Stadium, athletics at Grangemouth Stadium and a number of golf courses within the area.





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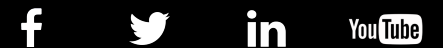
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