



## 3 Sunnyside Cottage, Sunnyside Road, Brightons, Falkirk, FK2 0RP

Two Bedroom, End-Terrace Cottage with Gardens, Driveway & Garage

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# Property Description

Tastefully presented and spacious, two-bedroom, end-terrace cottage with a garden, garage and driveway. Set in a semi-rural location, in the village of Brightons, southeast of Falkirk city centre.

Comprises an entrance hall, living/dining room, kitchen, rear hall, two double bedrooms and a bathroom.

Highlights include a modern kitchen and bathroom suite, contemporary flooring and lighting, and wood burning stove for the lounge. In addition, there is gas central heating, double glazing, and good storage including the garage with power and lighting.

To the rear, there is a patio garden, with a gravel driveway to the side, and additional unrestricted street parking to the front.

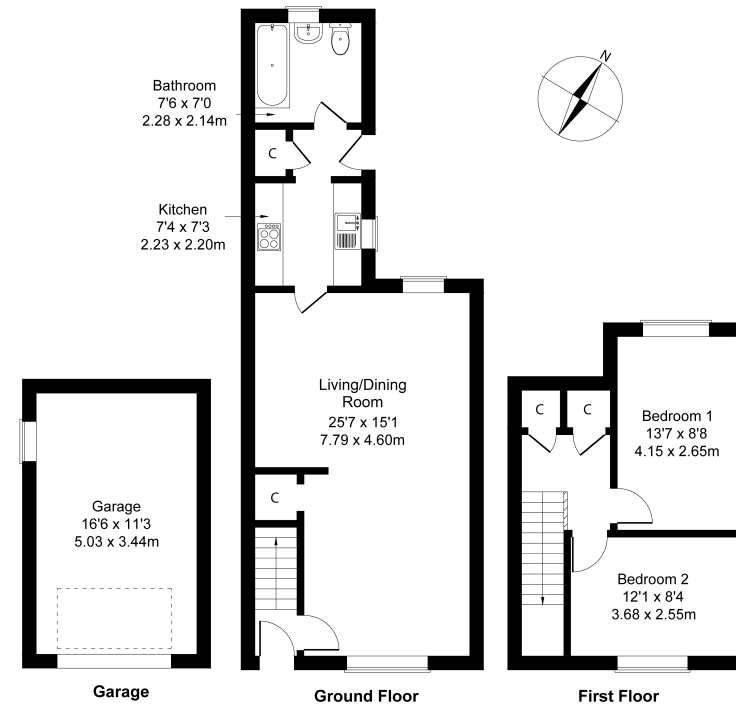
A welcoming entrance affords access to the carpeted stairs leading to the upper floor, and opens into the spacious dual-aspect living/dining room featuring a southerly facing window to the front, wood effect flooring continuing throughout, a wood burning stove, built-in understair storage space, and two light fittings.

To the rear, the kitchen is fitted with contemporary units, stone effect worktops with matching splash backs and a sink with drainer; with appliances including an integrated oven, a gas hob and fridge freezer, and a freestanding washing machine and dishwasher.

Completing the ground floor, the rear hall features a storage cupboard and affords access to the garden and to the bathroom which is fitted with a three-piece suite including a shower over the bath, tiled splash walls and wood effect flooring.

On the upper floor, there are two storage cupboards; and two double bedrooms similarly well-sized and finished with carpeted flooring, central light fittings and ample space for bedroom and storage furniture.

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Approximate Gross Internal Area: (1044 sq ft - 97 sq m.)



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

# Area Description

Brightons is a leafy residential village southeast of the large town of Falkirk, with the villages of Polmont, Wallacestone and Rumford surrounding, forming the Braes area of Falkirk. There are all the amenities expected of a sizeable residential area, with Main Street and Station Road including a cafe, pharmacy, restaurant, grocers, butcher, a florist, and a hairdresser; whilst an Aldi

caters for the area. There is also a primary school, and open spaces including Laurie Park. With a very central Scotland location, the village has become a popular commuter location. Polmont rail station is within easy reach for connection to Glasgow and Edinburgh. The M9 motorway to Edinburgh and Stirling is also easily accessible.









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