



FOR SALE
8 WOODLANDS DRIVE, BRIGHTONS, FALKIRK, FK2 0TF

We are delighted to present to the market this spacious **DETACHED VILLA** situated in the popular residential area of Brightons. Ideally located for all local amenities, a short distance from Falkirk Town Centre and less than 10 minutes walk to Polmont station on the Glasgow/Edinburgh line.

An ideal family home in excellent walk in condition offering generous sized accommodation comprising spacious Lounge, separate Dining room, galley Kitchen, family Bathroom and three Bedrooms together with spacious Conservatory. GCH & DG. Garage and driveway with large garden to front and rear.

ENTRY - By negotiation

VIEWING - Please contact our Property Department on 01324 823498
Evenings and weekends on 0141 5741095

PRICE - OFFERS OVER £152,000

Russel+Aitken
solicitors and estate agents

The property is reached over a generous treble monoblocked driveway and entered via a glazed and part UPVC door into a bright and spacious hallway which is fully carpeted with wall mounted radiator and ceiling light.

**Dining Room:
10'0" x 9'4"**

The dining room is fully carpeted with ceiling light wall mounted radiator and double glazed window with views out over the front garden.

**Kitchen:
10'0" x 7'6"**

Modern galley kitchen with ample wall and base mounted units and complimentary work surface. The kitchen is partially tiled with stainless steel sink and taps, ceiling light and laminate flooring.

A double glazed window and door provides access to the side of the property.

The "Range Cooker" with 7 burner hob, the integrated dishwasher and the integrated fridge and freezer are included in the sale.

**Lounge:
16'8" x 12'2"**

Spacious lounge which is fully carpeted with wall mounted radiator, ceiling light and double glazed window. The gas fire with decorative surround is also include in the sale.

Double glazed sliding doors provide access to the conservatory.



**Conservatory:
11'62 x 11'0"**

Bright sun room which is fully carpeted with ceiling light and double glazed door leading out to the rear garden. The blinds are included in the sale.



Fully carpeted staircase with double glazed window and large understair cupboard together with large storage cupboard on the upper landing.

**Bedroom One:
16'8" x 8'11"**

Fully carpeted bright and spacious double bedroom with ceiling light, wall mounted radiator and double glazed windows to the front.



**Bedroom Two:
16'8" x 7'11"**

Double bedroom containing ceiling light, wall mounted radiator, ceiling light, double glazed window and laminate flooring.



**Bedroom Three:
10'0" x 6'3"**

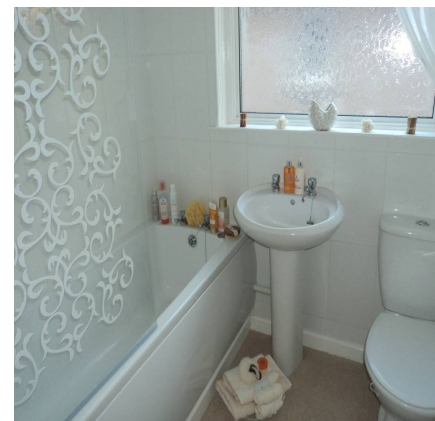
Spacious single room which is fully carpeted with ceiling light, wall mounted radiator and double glazed window. Shelved built-in storage available.



**Bathroom:
10'1" x 5'10"**

Fully carpeted bathroom containing w.c, sink and bath with overhead shower. The room is partially tiled with ceiling light, wall mounted radiator and double glazed window.

The loft hatch is present in this room and is fully floored to provide possible conversion options.





External:

Large garden to the front comprising area laid to lawn and generous monoblocked driveway.

The rear garden is mainly laid to lawn with a shrub border and brickbuilt garage.

Extras:

Many extras included in the sale:

- Integrated fridge/freezer
- Integrated dishwasher
- "Range" Oven and hob

The Home Report is available on request from our property department.

**Home Report
Valuation £155,000.**



Russel+Aitken
solicitors and estate agents

Russel & Aitken,
Solicitors & Estate Agents,
22/24 Stirling Street,
DENNY.
Tel: (01324) 823498
Fax: (01324) 824560

E-mail: mail@radenny.co.uk
Web-site: www.radenny.co.uk