



**9 BRIAR BRAE
BRIGHTONS
FK2 0HR**

This delightful END TERRACED VILLA offers a superb opportunity to acquire ideal family accommodation in a sought after location. Over two levels the property comprises reception hall, lounge, fitted kitchen and bathroom all on the ground floor. While upstairs there are three generous bedrooms and access to useful loft/storage space. The property benefits from gas fired central heating and double glazing has been installed. There are established garden grounds which also encompasses an attached garage and driveway affording additional off-street parking if required.

FIXED PRICE £105,000

Russel+Aitken
solicitors and estate agents

GENERAL DESCRIPTION:

This attractive three bedroomed end terraced villa represents a superb opportunity to acquire an easily maintained home close to superb amenities. Internally on the ground floor there is a welcoming reception hall, lounge with open hearth fireplace, fitted kitchen and bathroom. Upstairs there are three good sized bedrooms and a useful attic space. The property is further enhanced by gas fired central heating and double glazing has been installed. There are mature garden grounds, garage with light and power and driveway affording additional off-street parking. Brightons is a popular district, well served by local amenities catering for most daily needs. More extensive shopping can be found closer to Falkirk and Linlithgow town centres. Sporting, leisure and recreational opportunities also abound from golf to football, cycling to horse riding, the area has something for everyone. Schooling for all ages is also to hand whilst for those needing to commute there is ready access by both road and rail to many areas of commerce within the Central belt. Early viewing is strongly advised.

TRAVEL:

From Falkirk town centre proceed East along Callendar Road taking the third exit at the roundabout onto Old Redding Road. Carry along Redding Road into Reddingmuirhead and proceed along Maddiston Road. At the second turning on your right after the union with Main Street proceed into Waggon Road taking the second turning on your left which becomes Briar Brae. No 9 is on your right hand side.

ACCOMMODATION:

All sizes are approximate

RECEPTION HALLWAY: 11'10 x 6'4 (3.6m x 1.9m) max points

Entry is gained into a welcoming reception hallway via a double glazed door. The hall has double glazed window to side. Fitted cooving. Stairs to upper level with under stair storage space beneath. Access to lounge, kitchen and bathroom. Fitted carpet floorcovering.

LOUNGE: 13'9 x 13'5 (4.2m x 4.0m)

A bright beautifully presented room with double glazed window to front with venetian blind. Continued use of cooving. Ceiling rose. Coal effect gas fire in marble inset. Fitted carpet floorcovering. Television point. Telephone point. Ample space for freestanding furniture.

KITCHEN: 13'9 x 7'4 (4.1m x 2.2m)

The kitchen has double glazed window to rear. Timber and glass door through to the garden. Fitted floor and wall mounted units

with co-ordinated work surfaces and tile effect splashbacks. Fitted cooving. 1 1/2 bowl stainless steel sink with monomixer tap and drainer to side. Plumbed space and points for washing machine, fridge and cooker. Tiled flooring. Space for table and chairs. Wall mounted gas central heating boiler.

BATHROOM: 6'4 x 5'7 (1.9m x 1.7m)

The bathroom has an opaque double glazed window to rear. Tiled walls. Fitted cooving. Low level w.c. and wash hand basin, panelled bath with mixer tap/shower unit.

LANDING:

The upper landing has double glazed window to side. Service hatch into loft space. Access to three bedrooms.

BEDROOM 1: 17'2 x 9'6 (5.2m x 2.9m)

The master bedroom has twin double glazed windows to front. Well presented, the room has fitted cooving. Plaster relief to walls. Fitted self coloured carpet. Built-in wardrobe. Ample space for freestanding furniture.

BEDROOM 2: 12'10 x 11'11 (3.9m x 3.6m) max points

The second double bedroom has double glazed window to rear with Venetian blind. Fitted cooving. Fitted self coloured carpet floorcovering. Built-in wardrobe.

BEDROOM 3: 11'5 x 7'10 (3.4m x 2.3m)

The third bedroom has double glazed window to rear. Fitted cooving. Fitted carpet floorcovering. Built-in display alcove with glass shelving and fitted storage space beneath. Television point.

GARDENS:

The property enjoys enclosed garden grounds to front, side and rear providing a delightful established mature setting from which to enjoy the coming summer. The garden also encompasses a garage.

GARAGE:

The garage is accessed by a driveway affording additional off-street parking if required to a single garage which has light and power.

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable.

COUNCIL TAX:

Band 'B' - £1,138.33



REF:
KMCL/S2983

HOME REPORT:

A Home Report is available for this property.

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.

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.

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