



**1 INGLIS PLACE
BRIGHTONS
FK2 0TE**

This GROUND FLOOR QUARTER VILLA will appeal to those seeking easily maintained spacious accommodation all on one level. The accommodation currently comprises welcoming reception hallway, lounge, fitted kitchen, two double bedrooms and an extensively tiled bathroom. The property is further enhanced by gas central heating and double glazing has been installed. Of particular note are the large garden grounds which in addition to an established lawn also boast a timber sun deck. The garden extends to the side and front of the property and also encompass a driveway affording private offstreet parking for two cars if required.

FIXED PRICE £79,995

Russel+Aitken
solicitors and estate agents



GENERAL DESCRIPTION:

This ground floor quarter villa is unusual in that as well as having a very generous sized garden complete with sun deck the property also had private offstreet parking for two cars. All on one level the accommodation comprises reception hall, spacious lounge, fitted kitchen, two generous double bedrooms and a bathroom. The property further benefits from double glazing and gas central heating. Brightons is a pretty village served by its own range of main street shops catering for most daily needs with more extensive shopping, sporting, leisure and recreational facilities to be found either at Falkirk or Linlithgow town

centres. For the commuter there is easy access to the national motorway network to most areas of commerce within Central Scotland. For those who prefer to let the train take the strain there is a local railway station at Polmont with services to Edinburgh and Glasgow. Schooling for all ages is to hand whilst in Falkirk there is a college of further education.

TRAVEL:

From Falkirk town centre proceed along Callendar Road to Laurieston (B803). Pass through Laurieston onto Polmont Road and turn left onto Station Road (B810). Carry on uphill passing the railway station on the right

handside. Turn 1st left into Whiteside Loan and then first right into Whiteside Gardens and then right into Inglis Place. No. 1 is at the far end on the right hand side.

ACCOMMODATION:

All sizes are approximate

RECEPTION HALLWAY: 16'8 x 4'2 (5.0m x 1.2m)

Entry is gained via a double glazed door into a welcoming reception hall which has a part shelved press/cloaks cupboard. Second deeper cloaks cupboard. Fitted carpet. Access to all principal apartments.



Laminate flooring.
Shelved press cupboard.

BATHROOM:

Opaque double glazed window to the side. Recessed ceiling downlights. Fitted coving. Tiled walls. Wash hand basin. Bath with overbath shower. Low level w.c. Further matching bathroom fittings.

GARDEN:

Large garden grounds with sun deck and offstreet parking.

VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable

LOUNGE: 14'10 x 11'7 (4.5m x 3.5m)

The lounge has a large double glazed window to the front and is in fresh decorative. Recessed display alcove with glass shelving. Fitted carpet. Ample space for freestanding furniture.

wardrobes. Laminate flooring. Ample space for freestanding furniture.

BEDROOM 2: 12'10 x 9'10 (3.9m x 3m)

The second double bedroom which has double glazed window to the rear.

COUNCIL TAX:
Band 'A' - £975.71

KITCHEN: 11'0 x 6'10 (3.3m x 2.0m)

Double glazed window to the front. Fitted floor and wall mounted units with coordinated work surfaces and tiled splashbacks. 1 1/2 bowl sink with mono mixer tap. Space and point for cooker. Fridge/freezer. Retractable extractor hood. Tiled flooring.

BEDROOM 1: 12'9 x 10'4 (3.1m x 3.0m)

Large double bedroom with double glazed window to the rear. Built-in mirrored





REF:
KMCL/S2938

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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