



sneddons
solicitors & estate agents



1 Sunnyside Road
Brightons, Falkirk, FK2 0RP

£175,000



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Description

Situated in a semi rural location and overlooking Redding cricket ground is this deceptively spacious charming end terraced cottage. This lovely property has modern contemporary accommodation arranged over one and a half levels but still retains the feeling of a country cottage. The property further benefits from gas central heating, double glazing, good storage and off street parking. Early viewing is advised as we expect it to be very popular to a variety of buyers.

Accommodation

The property is entered from the side into the warm and welcoming reception hallway which gives access to the ground floor accommodation. The generous proportioned lounge is situated to the front and has open views towards the cricket ground and open countryside. A lovely feature of this room is the log burning stove. The modern and stylish fitted kitchen has an abundant flow of natural light, ample base and wall units, complementary work tops, wall mounted double oven, work station with a five ring gas hob and storage below. The dining area has patio doors giving access to the rear garden. The family bathroom is on the ground floor has a shower above the bath. The upper levels houses two double bedrooms and a WC. Bedroom one has built in storage.

Outside

To the rear is a good sized private garden that is primarily laid to lawn but also has a timber decking area. The driveway provides ample off street parking.

Local area

Brightons offers a number of amenities which will cater for day to day needs including shopping and excellent access to the newly completed Tesco in Redding. Public transport is available via bus and rail with the nearby rail link being at Polmont station. There are also excellent road links to the M9 motorway networks offering commuters direct access to Glasgow, Edinburgh and Stirling City

lounge

12'0" x 16'1" (3.66m x 4.91m)

Kitchen Diner

19'8" x 14'2" (6.00m x 4.34m)

Bathroom

5'7" x 7'3" (1.71m x 2.23m)

Bedroom 1

11'10" x 11'3" (3.63m x 3.43m)

Bedroom 2

8'11" x 9'6" (2.72m x 2.90m)

WC

3'1" x 7'5" (0.95m x 2.28m)

Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



Road Map



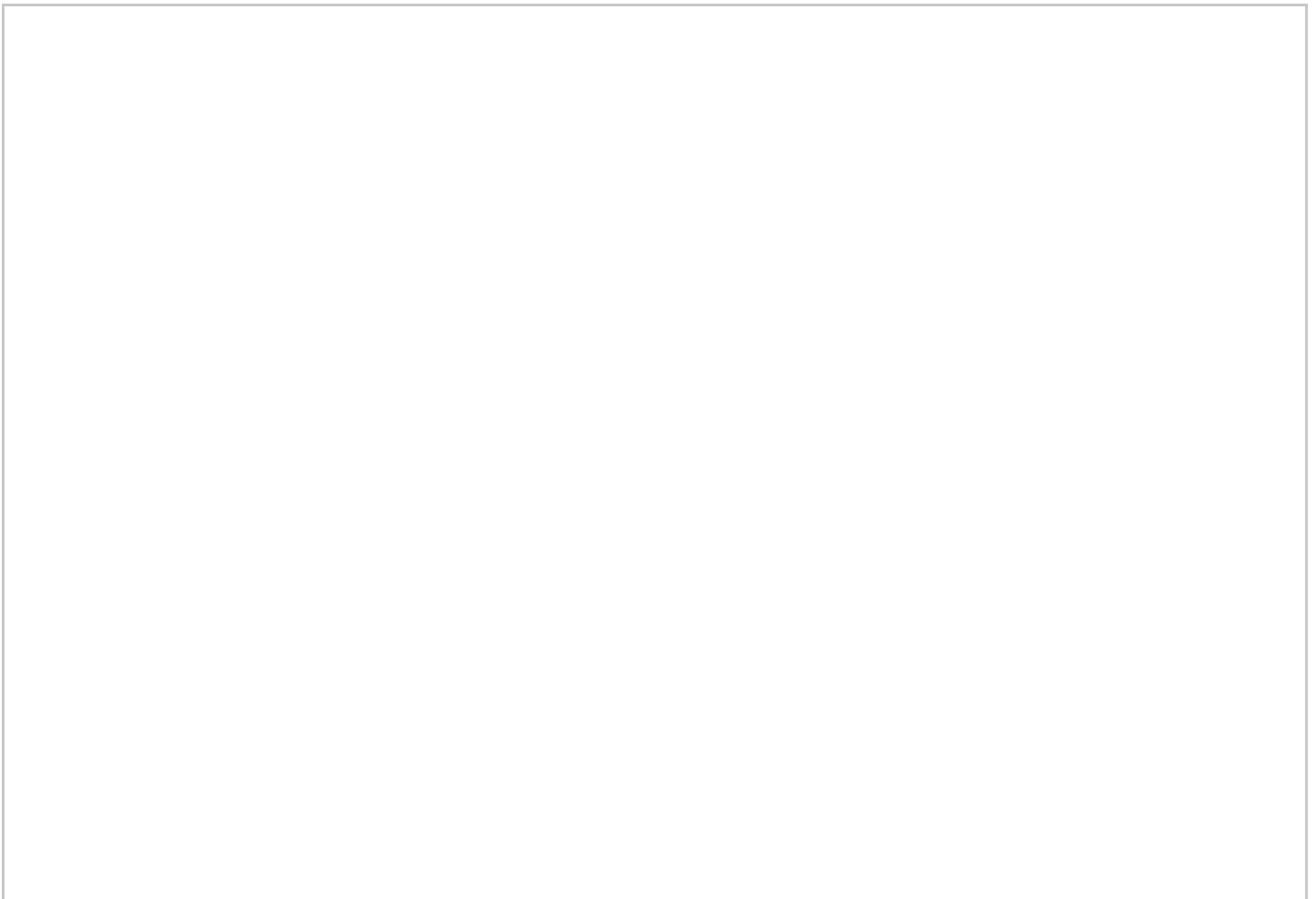
Hybrid Map



Terrain Map



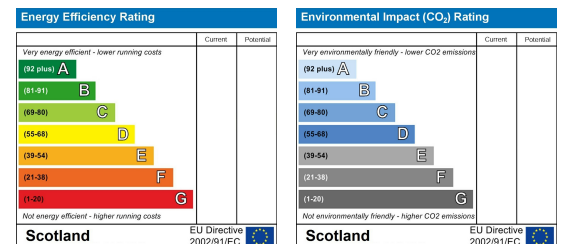
Floor Plan



Viewing

Please contact our Bo'ness Office on 01506 826232 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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