

6 The Grange

BRIGHTONS, FALKIRK, FK2 0SS



A rarely available opportunity - a detached villa with flexible layout and stunning landscaped gardens



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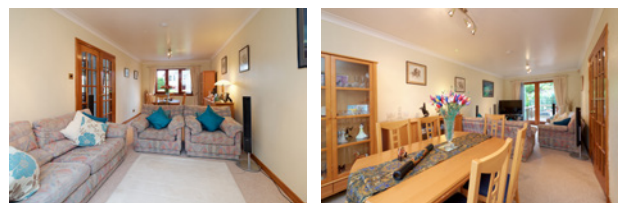


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The main lounge and dining area span the depth of the house, with a wide bay window to the front and French doors to the rear that open directly onto the decked terrace. This dual aspect creates a wonderfully bright and sociable setting, ideal for both family life and entertaining.

THE LIVING/DINING ROOM



The main living/dining room spans the depth of the house, with a wide bay window to the front and French doors to the rear that open directly onto the decked terrace. This dual aspect creates a wonderfully bright and sociable setting, ideal for both family life and entertaining.

THE KITCHEN & UTILITY



The kitchen is fitted with a good range of units and worktops, with space for casual dining. A separate utility room provides additional storage and direct garden access, ensuring day-to-day convenience. Completing the ground floor is a further reception room to the front, currently arranged as a home office but equally suited as a fourth bedroom or guest room.



BEDROOM 4





Upstairs, three well-proportioned bedrooms provide comfortable family accommodation. The principal bedroom benefits from extensive fitted wardrobes and a private en-suite shower room. Two further double bedrooms are served by the family bathroom, fitted with a three-piece suite and finished with tiling.

THE BATHROOM



BEDROOM 1



benefits from extensive fitted wardrobes
and a private en-suite shower room



BEDROOM 2



BEDROOM 3



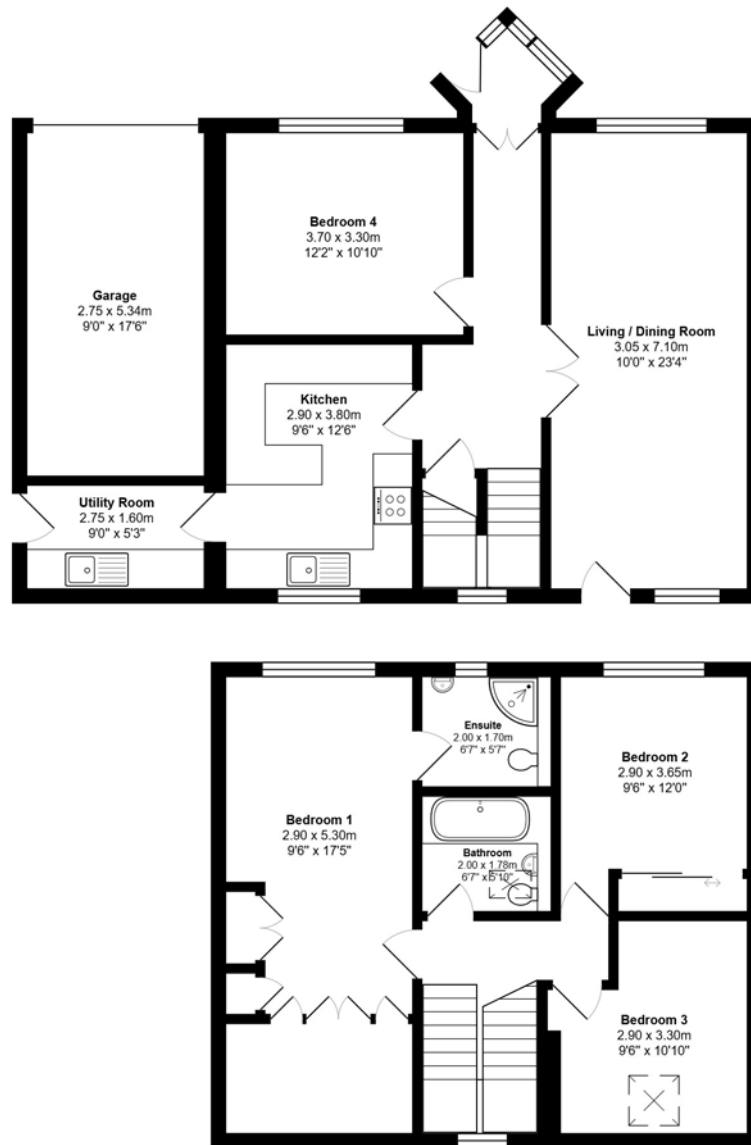
The gardens are a real feature of this property. To the rear, French doors lead onto a decked terrace, perfect for summer dining. From here, the garden extends upwards across landscaped tiers, with lawns, mature shrubs and well-kept borders providing year-round colour and interest. The elevated position ensures privacy, together with far-reaching views over the surrounding area.

This is a home that balances practicality with character, offering ample accommodation both inside and out, within a peaceful yet well-connected location.

EXTERNALS

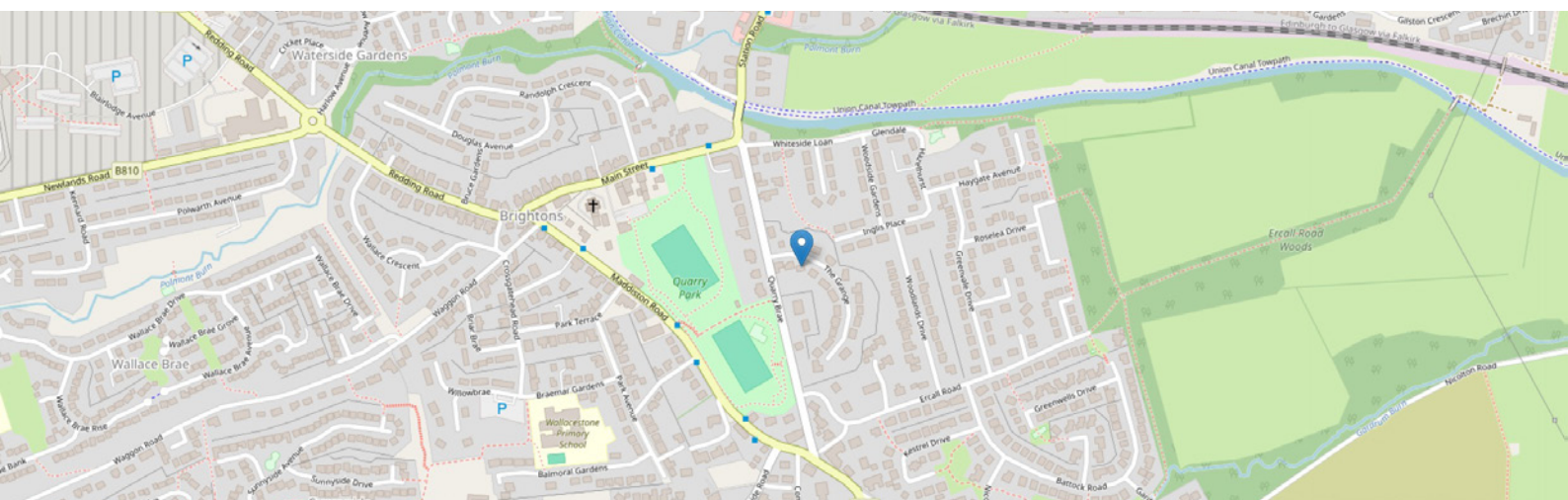


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 118m² | EPC Rating: C



THE LOCATION

The Grange sits within one of Brighton's most desirable pockets, a modern development that combines the peace of a residential setting with the convenience of excellent local amenities. The village is particularly well regarded for its strong sense of community and its balance of countryside charm with city connections. Polmont Train Station is just a short walk away, placing Edinburgh, Glasgow and Stirling within easy reach, a real benefit for those commuting daily or simply enjoying the freedom to travel further afield without reliance on the car. Road connections are equally strong, with swift links to the M9 motorway.





Families are drawn to the area for its highly regarded schools, including Wallacestone Primary and Braes High, both of which enjoy an excellent reputation. Several nurseries and childcare options are also close at hand, making this a location that works seamlessly for family life. Day-to-day needs are easily met with local shops, cafés and services found nearby, while Falkirk town centre and its retail parks are only a short drive away, offering a wide choice of supermarkets, leisure facilities and restaurants.

For those who enjoy the outdoors, Brightons has an abundance of walking routes on the doorstep, from peaceful woodland paths to scenic canal-side strolls along the Union Canal. Callendar Park and Muiravonside Country Park are also just minutes away, perfect for weekend adventures, family picnics or dog walks.

The Grange offers the best of both worlds, a peaceful residential address within a welcoming village, yet one that remains exceptionally well connected to Scotland's central belt.



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