



12 Canavan Court, Falkirk

Offers Over £130,000



12 Canavan Court

Falkirk

Step inside this beautifully presented three bedroom flat at Canavan Court, Falkirk, where generous proportions, excellent storage and a thoughtfully designed layout come together to create a fantastic home for modern living.

Upon entering, you are welcomed into a bright entrance hallway, offering a great first impression and leading seamlessly through the home. The hallway itself is particularly spacious and benefits from a large storage cupboard, ensuring a practical and clutter free living environment.

To the front of the property, the lounge is a standout feature, an impressive, well proportioned space filled with natural light. French doors open onto a charming Juliet-style balcony, providing a pleasant outlook over the surrounding greenery and creating the perfect spot to relax. There is ample space for both living and dining furniture, making this an ideal room for everyday living and entertaining.

The kitchen is accessed directly from the hallway and has been thoughtfully laid out to maximise both workspace and storage. Fitted with a range of sleek white cabinetry, complementary worktops and integrated appliances, it offers a clean, modern finish while remaining highly functional.

The property offers three versatile rooms, all well proportioned and neutrally decorated. The principal bedroom is a generous double, complete with fitted wardrobes and a peaceful outlook. The second bedroom also benefits from built-in storage with mirrored doors, enhancing both light and space. The third room, currently utilised as a home office, provides excellent flexibility and could easily be used as a third bedroom, nursery or study depending on individual needs.



The main bathroom is centrally located and finished in a modern style, featuring a bath with overhead shower and quality fittings, perfectly complementing the rest of the home.

Throughout the property, neutral décor, quality flooring and a well maintained interior create a move in ready home with a calm and contemporary feel.

Externally, the development is surrounded by well maintained communal grounds with mature trees and greenery, offering a peaceful setting. Residents benefit from communal parking, providing convenience for both homeowners and visitors.

Canavan Court is ideally positioned within Falkirk, offering a superb balance of convenience and lifestyle. The area is well served by a wide range of local amenities, including supermarkets, cafes, restaurants and leisure facilities, all within easy reach. Falkirk High and Falkirk Grahamston railway stations are both nearby, providing excellent links to Edinburgh, Glasgow and beyond, making this an ideal location for commuters.

For families, the property sits within catchment for well regarded local schools, while nearby parks and green spaces, including The Helix Park and the iconic Kelpies, offer fantastic opportunities for outdoor recreation. Falkirk town centre is just a short distance away, providing an extensive selection of shops, bars and services.

With excellent road links via the M9 and M876 motorway and a wealth of amenities on the doorstep, this location perfectly combines accessibility, convenience and a strong sense of community.

A superbly proportioned and highly versatile home, offering the perfect balance of space, comfort and convenience.

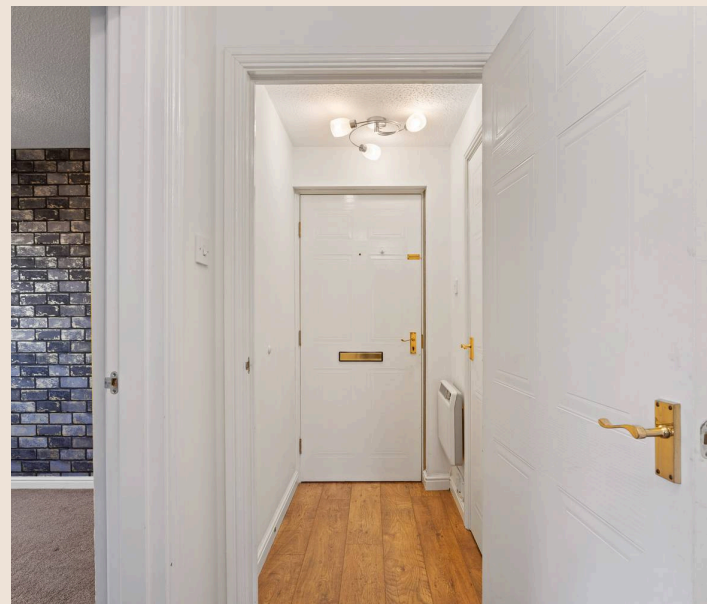
Home Report Value- £135,000

EPC - C

Council Tax Band - C

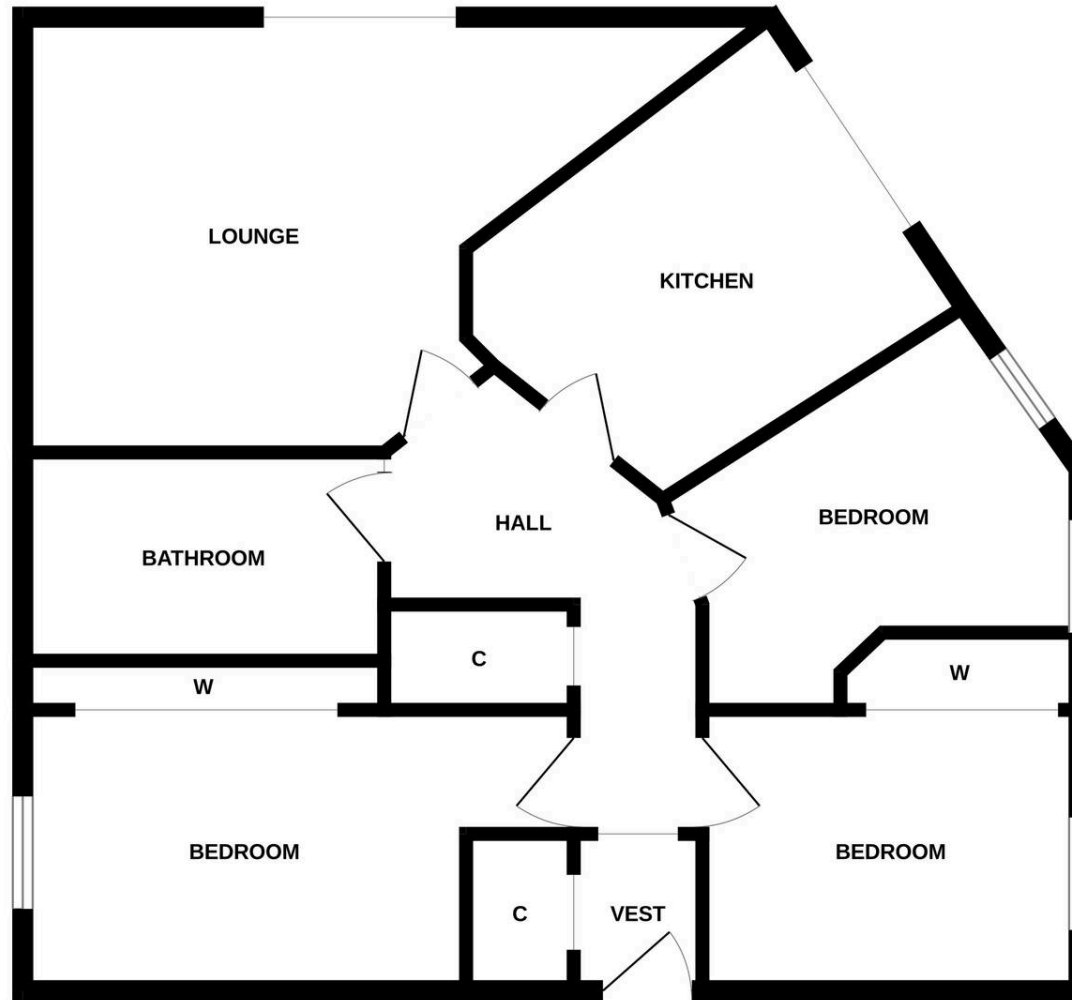
Square Ft- 893/ 83m2

Factor Fees Approx £200 a quarter.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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