



15 Canavan Court, Falkirk

Offers Over £125,000



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Nestled within a popular residential development in Falkirk, this spacious three bedroom top floor apartment offers generous proportions, a bright and neutral interior, and a thoughtfully designed layout throughout. Beautifully presented and enjoying an elevated position, the property combines comfortable living with everyday practicality, all within easy reach of excellent local amenities, transport links and green spaces. Further benefits include residents' parking, adding to the convenience of this fantastic home.

Stepping through the front door, you're welcomed into a practical entrance vestibule, creating an excellent buffer between outdoor and indoor living. Ideal for storing coats and shoes, this useful space helps keep the main home feeling organised before leading through into the central hallway. Attractive wood effect flooring flows throughout this area, creating a warm first impression, while a handy storage cupboard provides excellent additional storage for everyday essentials.

Positioned immediately off the hallway is the spacious family bathroom. Finished in fresh, neutral tones, this well appointed room features a three piece suite comprising a WC, pedestal wash hand basin and bath with shower overhead, complete with a glazed shower screen. Light herringbone effect flooring complements the bright décor, creating a clean, contemporary finish while offering ample floor space for additional storage.

Making your way towards the rear of the property, you arrive at the impressive open plan living and dining room. This generous space forms the heart of the home, comfortably accommodating both lounge and dining furniture while maintaining a bright and airy feel throughout. Soft neutral carpeting and light décor enhance the sense of space, while French doors opening onto a Juliet balcony, alongside an additional window, flood the room with natural light and enjoy an attractive outlook over the surrounding residential area.



Adjacent to the living space is the well equipped kitchen, thoughtfully designed with both style and functionality in mind. Fitted with a great range of light oak effect wall and base units, complemented by contrasting dark worktops and neutral tiled splashbacks, there's plenty of storage and preparation space for everyday living. The kitchen also offers integrated cooking appliances alongside space for additional white goods, while the large window allows natural light to pour in, creating a bright and pleasant environment.

Returning along the hallway, you'll find the first of the three bedrooms. This spacious double room benefits from built-in mirrored wardrobes, providing excellent storage while maximising floor space. Finished in neutral décor with soft carpeting underfoot, it's a comfortable and versatile room that could equally serve as a guest bedroom or additional principal bedroom.

Next is bedroom three, currently configured with bunk beds and a dedicated study area. Offering excellent flexibility, this room would work equally well as a child's bedroom, home office, nursery or hobby room, depending on the needs of its next owner.

Positioned at the end of the hallway is the generous principal bedroom. Beautifully proportioned, this impressive double bedroom offers ample space for a large bed and additional furniture, while built-in mirrored wardrobes provide excellent storage. A large window fills the room with natural light, creating a bright yet relaxing retreat to unwind at the end of the day.

Throughout the property, the neutral colour palette, generous room sizes and practical layout combine to create a home that's ready to move straight into while still offering the perfect blank canvas for buyers to make their own.

Canavan Court enjoys an excellent position within a well-established and popular residential area of Falkirk, offering superb convenience for everyday living. Falkirk Retail Park is just a five minute drive away, home to a fantastic selection of supermarkets, high street retailers, cafés and restaurants, while Falkirk town centre provides an even wider range of shopping, leisure and local amenities.





Commuters are exceptionally well catered for, with Falkirk Grahamston and Falkirk High railway stations both within easy reach, providing regular services to both Edinburgh and Glasgow. The nearby M9 and M876 motorway networks also offer excellent road links across the Central Belt.

A selection of local primary and secondary schools, healthcare facilities, GP surgeries and leisure amenities are all located nearby, making this a highly convenient location for day to day life.

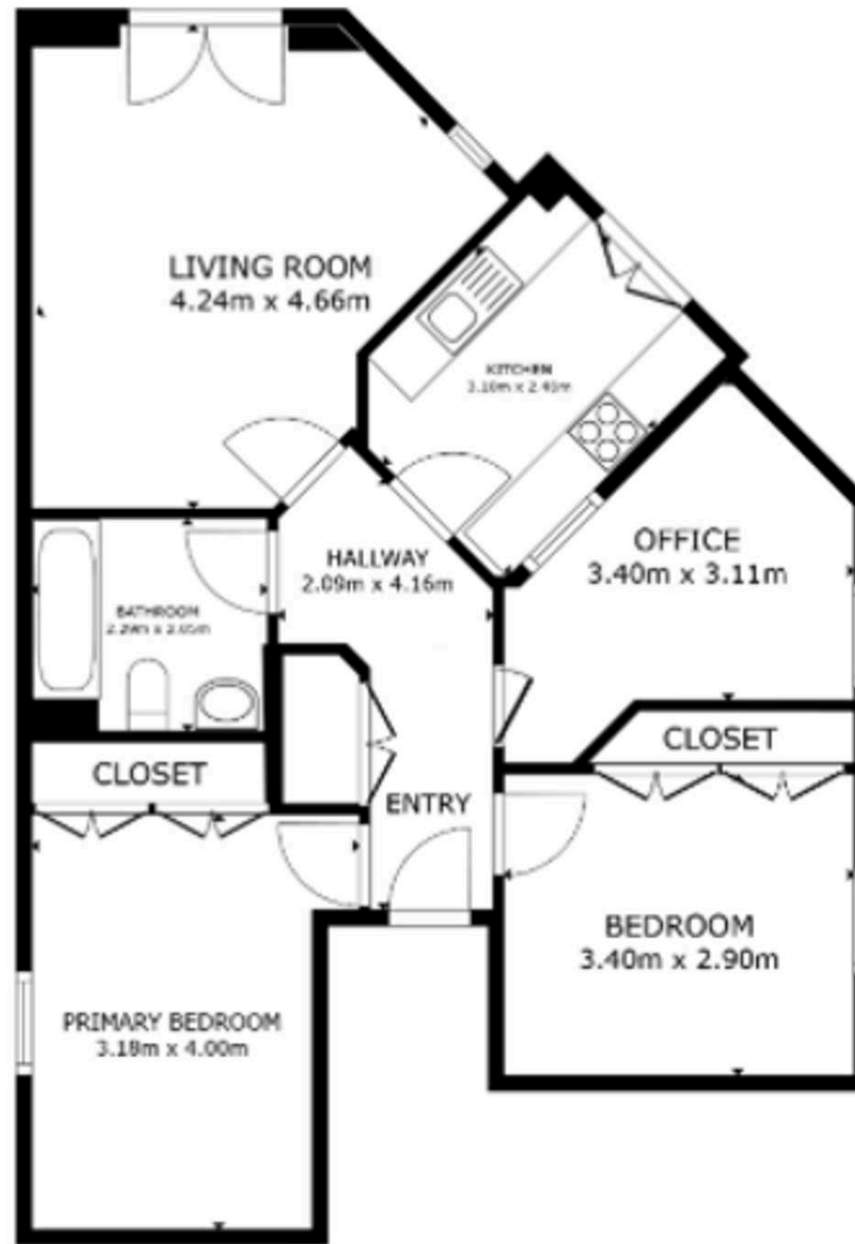
For those who enjoy the outdoors, the iconic Helix Park and The Kelpies are only a short drive away, offering beautiful walking and cycling routes, open green spaces and one of Scotland's most recognisable landmarks. Combining generous accommodation, residents' parking, excellent connectivity and a highly convenient location, 15 Canavan Court is a fantastic opportunity to acquire a beautifully presented home in the heart of Falkirk

Home Report Value- £130,000

EPC- C

Council Tax Band- C





FLOOR PLAN



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