



36 Canal Walk, Falkirk, FK2 0FJ

Offers over £214,995



Elevate Property Services are delighted to present this splendid three-bedroom semi-detached home to market. Situated within the ever-popular area of Brightons, this impressive property is presented in excellent condition and offers comfortable accommodation throughout. Conveniently positioned within a short distance of well-regarded schools, local amenities and excellent transport links, this home is sure to appeal to first-time buyers, young families and commuters alike. Early viewing is highly recommended for all interested parties!



Further Information

To the front, the property enjoys a private multi-car driveway together with ample on-street parking and an attractive low-maintenance lawn garden. Entry is via a welcoming entrance vestibule, with a convenient cloakroom/W.C. positioned to the side.

The bright and neutrally decorated lounge is enhanced by a large front-facing window, allowing natural light to fill the room and creating a warm and inviting atmosphere. The lounge flows naturally into the flexible dining area, where French doors provide direct access to the rear garden and create a seamless connection between the indoor and outdoor spaces. The well-appointed kitchen features an excellent range of wall and base-mounted units, complemented by generous worktop space and ample room for freestanding appliances.

On the upper level, the property offers three versatile and beautifully presented bedrooms with one benefitting from fitted storage. Additional storage is available within the attic space, adding to the practicality of the home. Completing the accommodation is a modern family shower room featuring a rainfall shower, wash-hand basin and W.C.

Externally, the low-maintenance rear garden has been thoughtfully designed to provide an attractive and versatile outdoor setting. Featuring a combination of seating areas and extending around the side of the property, it offers ample room for outdoor dining, entertaining, children’s play or simply relaxing during the warmer months. Additional storage space is available within a large garden shed.

Situated within the popular Brightons area of Falkirk, Canal Walk enjoys a convenient and well-connected position, making it an excellent choice for first-time buyers, families and commuters alike. A range of local shops, schools and everyday amenities are within easy reach, while nearby Polmont Train Station provides direct rail connections to both Edinburgh and Glasgow. The surrounding area also offers scenic canal walks, attractive green spaces and excellent road links, providing a balance of everyday convenience and outdoor lifestyle.

We would highly recommend an early viewing before it’s too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

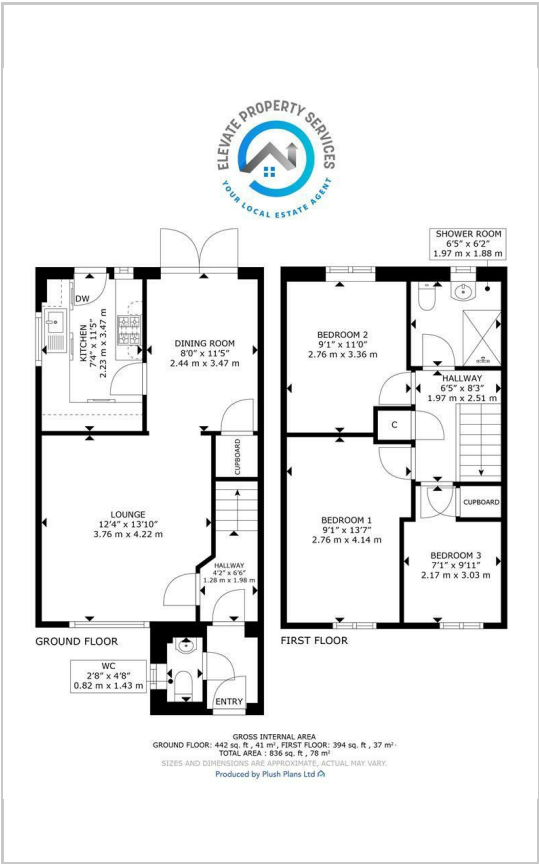
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Area Map



Floor Plans



Energy Efficiency Graph

