



48 Canal Walk, Brightons

Offers Over £164,000



48 Canal Walk

Brightons, Falkirk

****Stunning Two Bedroom Modern End Terrace Property****

Elegant two bedroom end terrace with open-plan lounge, modern kitchen, stylish finishes and plenty of natural light.

Early viewing is recommended!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hallway

This entrance hallway has stylish laminate flooring, radiator, 3 down lighters, and convenient space for coats and jackets, providing access to the lounge and staircase leading upstairs.

Lounge

13' 0" x 8' 9" (3.96m x 2.66m)

This lounge features a front-facing window, laminate flooring, centre light fitting, and a radiator. The bright and homely open-plan space also benefits from under-stair storage cupboards housing the electric meter, along with versatile space suitable for a flexible home office setup.

Kitchen

8' 10" x 11' 11" (2.68m x 3.64m)

This modern kitchen features a rear-facing window and glazed back door providing excellent natural light and an open, airy feel. Benefitting from laminate flooring, a radiator with glass cover, spotlight lighting, and additional spotlights beneath the cupboard space, the kitchen also offers fantastic worktop space and a fitted dining table alongside an integrated oven, gas hob with extractor fan, fridge/freezer, dishwasher, and washing machine.

Landing

The landing features carpeted stairs leading to laminate flooring, a side-facing window, spotlighting, and access to both bedrooms, the bathroom, and attic space via a drop-down ladder.





Bathroom

6' 2" x 5' 7" (1.87m x 1.70m)

This modern bathroom features porcelain tiled flooring, a smart centre light fitting, heated towel rail, opaque rear-facing window, and a great-sized layout. The suite includes a mains powered shower with mixer tap, vanity sink with mixer tap and under-sink storage, and W/C.

Master Bedroom

9' 11" x 2' 2" (3.03m x 0.66m)

The master bedroom features a front-facing window, laminate flooring, centre light fitting, radiator, walk-in wardrobe with internal lighting, and a large storage cupboard within a spacious double room.

Bedroom 2

9' 2" x 5' 7" (2.80m x 1.70m)

Bedroom two features a large rear-facing window, laminate flooring, centre light fitting, radiator, and built-in wardrobe space with internal lighting within a bright single room.





REAR GARDEN

The south west-facing rear garden is a great size and offers a private, enclosed outdoor space featuring astro turf, stone chip areas, outside lighting, a summer house, and an additional storage shed. The summer house and storage container are being gifted by the owner. The garden also benefits from side gate access.

FRONT GARDEN

The front garden features a combination of stone chips and grass area, complemented by lovely plants and a pathway leading to the rear garden.

ALLOCATED PARKING

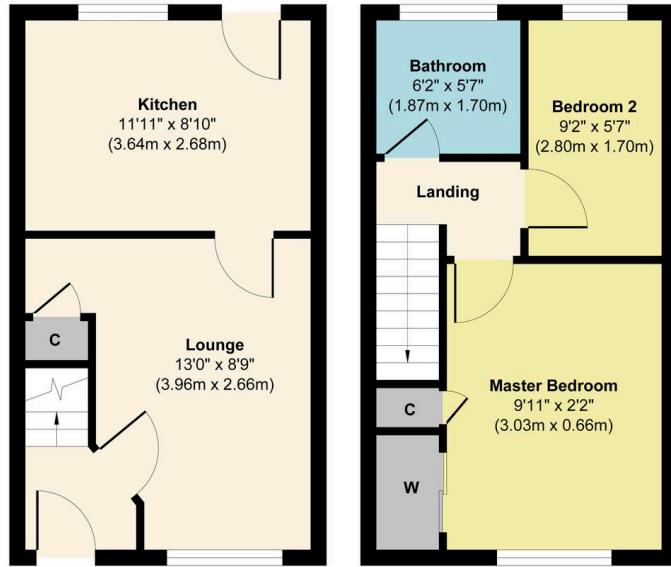
1 Parking Space

Allocated parking at the front of the property.

AX



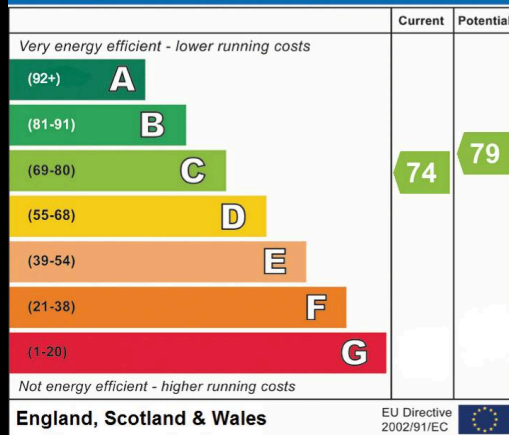
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Approx. Gross Internal Floor Area 528 sq. ft / 49.06 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

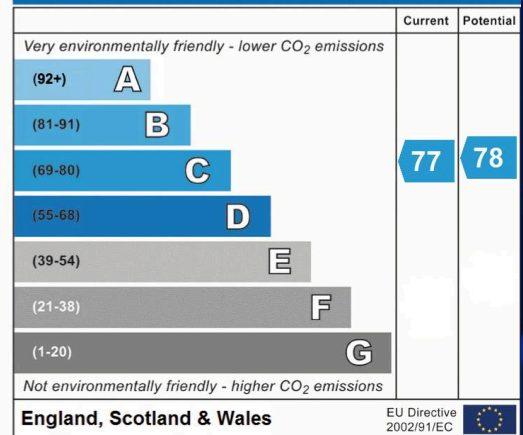


England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England, Scotland & Wales

EU Directive
2002/91/EC





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