

3 AVON HALL GARDENS, GRANGEMOUTH FK3 9BF

HARPER & STONE  
ESTATE & LETTING AGENTS





# 3 AVON HALL GARDENS

GRANGEMOUTH, FK3 9BF

## PROPERTY FEATURES

- Unique converted character apartment set over two floors
- Period features and an abundance of history throughout the building
- Shared garden and residents parking
- Stunning vaulted ceilings with period cornicing
- Bright and spacious open-plan lounge and kitchen
- Modern fitted kitchen with integrated appliances
- Two generous double bedrooms, both with luxurious en-suites
- Beautifully finished throughout and in walk in condition
- Close to many local amenities and beautiful parks

This exceptional and highly individual two-bedroom converted apartment offers a rare opportunity to enjoy contemporary living within a building steeped in character and history. Thoughtfully reimagined to preserve its original charm while introducing modern luxury, the property combines striking architectural features with stylish, high-quality finishes throughout.

Upon entering the apartment, the true sense of space and architectural drama immediately becomes apparent. The stunning open-plan lounge forms the heart of the home, where soaring vaulted ceilings create an impressive sense of volume and light. Large feature windows flood the room with natural daylight throughout the day, highlighting the beautiful period detailing, including ornate cornicing and carefully preserved architectural features that reflect the building's heritage. Tastefully decorated in a neutral, contemporary palette, this inviting living space offers the perfect setting for both everyday relaxation and sophisticated entertaining.

Seamlessly integrated within this space is the sleek, modern fitted kitchen, designed with both style and practicality in mind. Featuring a range of quality cabinetry, ample worktop space and integrated appliances, the kitchen provides an ideal environment for cooking, hosting, and socialising, while maintaining the open and airy feel of the living area. The







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layout encourages a natural flow between cooking, dining and lounging spaces, making it perfectly suited to modern lifestyles.

A convenient downstairs WC adds further practicality to the main living level, offering an ideal facility for guests while preserving the privacy of the upper floor accommodation.

A staircase leads to the upper level, where the sense of quality and comfort continues. The property boasts two generously proportioned double bedrooms, each thoughtfully designed to maximise space, comfort and privacy. Both bedrooms benefit from their own beautifully appointed en-suite bathrooms, fitted with high-quality fixtures and stylish finishes. These luxurious en-suites provide a hotel-like level of comfort, making them ideal for

both residents and visiting guests.

Throughout the apartment, every detail has been finished to an exceptional standard. From the carefully selected flooring to the contemporary lighting and quality fittings, the property has been maintained and presented in true walk-in condition, allowing the new owner to move in and immediately enjoy the space without the need for further upgrades or renovation.

Externally, residents benefit from shared parking and shared gardens adding a welcome level of convenience in what is a highly desirable and well-connected location.

Combining historic charm with modern sophistication, this remarkable apartment represents a unique opportunity to acquire a distinctive home that stands apart from typical

properties. With its impressive proportions, beautiful period features, and luxurious contemporary finishes, it offers a lifestyle as well as a place to live.

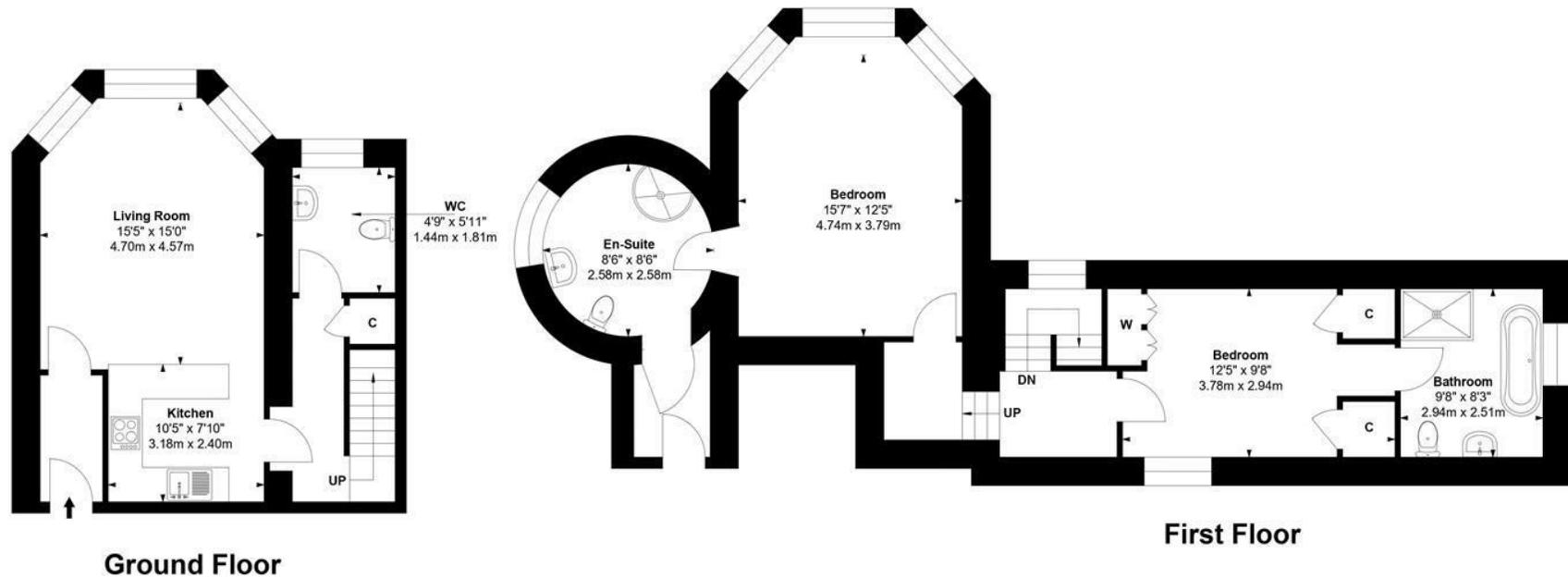
Early viewing is strongly recommended to fully appreciate the character, quality and atmosphere of this truly special home.

Council Tax Band D  
EER Band: C





**Flat 1, 3 Avonhall Gardens,  
Grangemouth, FK3 9BF**  
Approximate Gross Internal Area = 105.96 Sq m / 1,140 Sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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