

# 27 Belmont Avenue

SHIELDHILL, FALKIRK, FK1 2BS



*Stylish, walk-in condition bungalow with versatile converted garage, ideal for modern, low-maintenance living*



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McEwan Fraser Legal is delighted to present Belmont Avenue to the market. Positioned within a peaceful residential area, this well-presented bungalow offers a fantastic opportunity for those seeking single-level living without compromising on style or comfort. Finished in true walk-in condition, the property has been thoughtfully maintained and upgraded, allowing a buyer to move straight in with ease.

Stepping inside, the home immediately feels bright and welcoming, with a clean, neutral décor that runs throughout and enhances the sense of space. The layout is both practical and well-balanced, making it ideal for day-to-day living.

# THE LIVING ROOM



The main living area is generous in size and filled with natural light, creating a comfortable and versatile space for both relaxing and dining. The neutral finishes and modern flooring give the room a fresh and contemporary feel, while still leaving scope for personalisation.

# THE KITCHEN



The kitchen is well laid out and highly functional, offering ample storage and worktop space. Finished in modern tones with integrated appliances, it provides a clean and efficient environment that works perfectly for everyday use.





The bedroom accommodation is well-proportioned, with both rooms offering comfortable and flexible space. The principal bedroom is particularly well-finished, featuring fitted storage and a calm, neutral palette, while the second bedroom is equally adaptable, suitable for guests, home working or additional living space.

The shower room has been upgraded to a modern standard, featuring a sleek suite with quality fittings and a contemporary finish, including a walk-in shower that enhances both practicality and style.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



Externally, the property continues to impress. A generous driveway to the front provides ample off-street parking, while the rear garden has been designed with ease of maintenance in mind, combining patio and artificial lawn to create a usable and attractive outdoor space.

# EXTERNALS



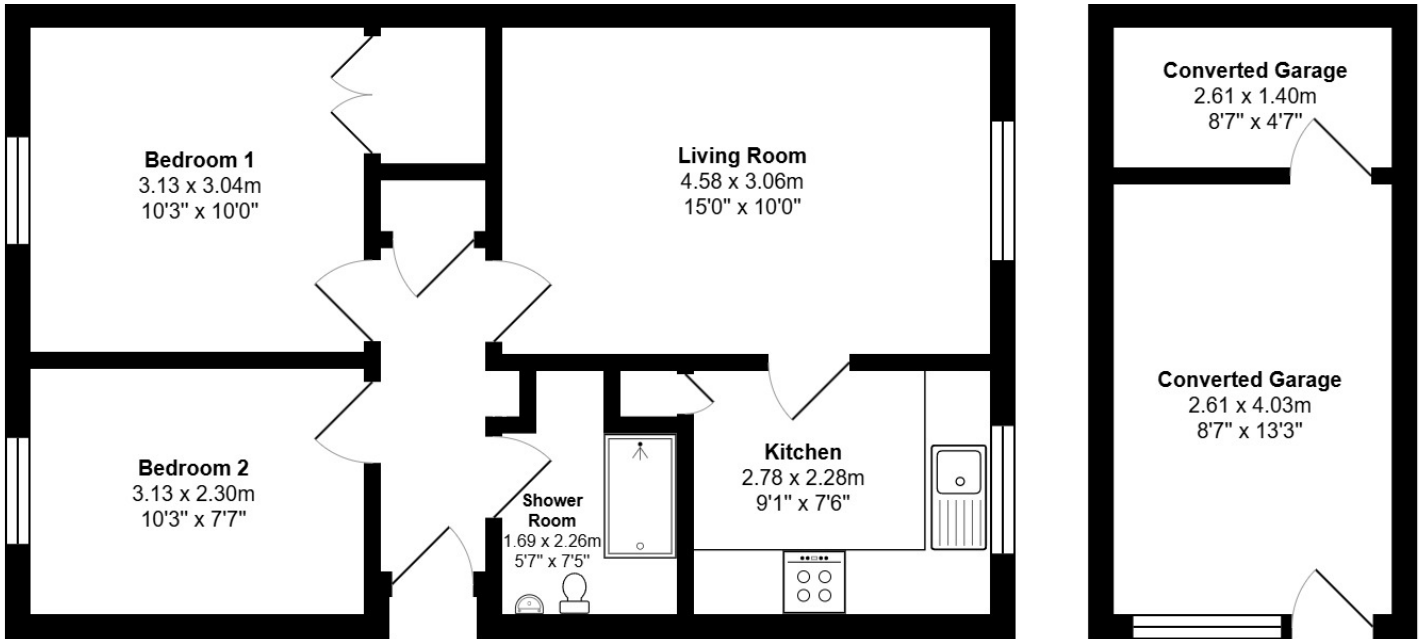
A standout addition is the converted garage, currently utilised as a stylish and versatile extra room. This space lends itself perfectly to a home office, studio, or hobby room, adding an extra layer of flexibility to the property.

This is a home that will appeal strongly to first-time buyers looking for a move-in-ready property, as well as those looking to downsize without taking on a project. Offering modern finishes, practical layout and low-maintenance living throughout, it presents a straightforward and attractive option in today's market.

# THE CONVERTED GARAGE

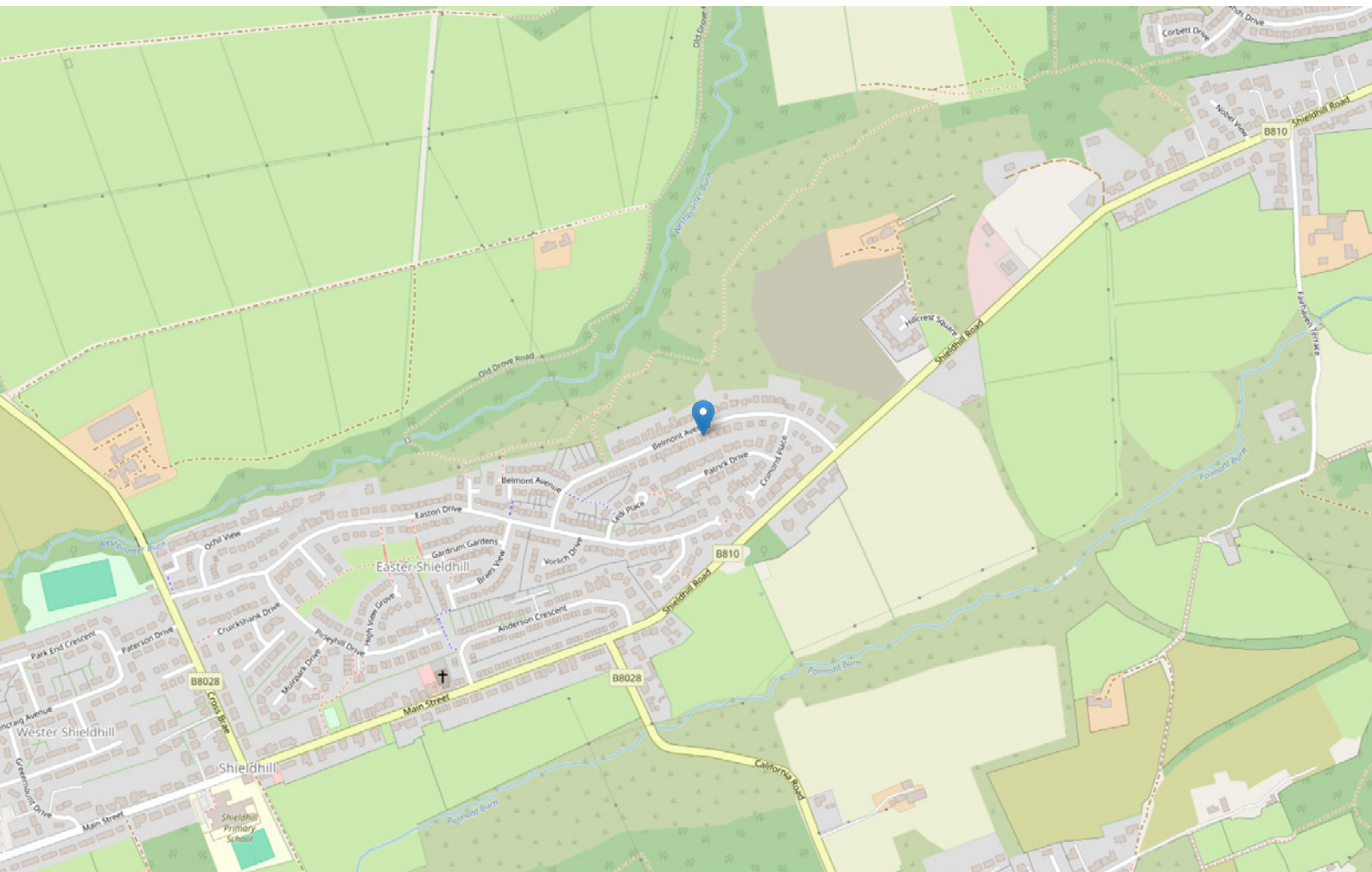


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 49m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Set within the popular village of Shieldhill, the property enjoys a peaceful and well-established residential setting with a strong sense of community. Known for its friendly, village feel, Shieldhill offers a more relaxed pace of life while still being exceptionally well connected to nearby towns and amenities. Within the village itself, there are local shops and everyday conveniences, along with well-regarded schooling and a selection of community facilities that contribute to its appeal for a wide range of buyers. The area has a genuine neighbourhood feel, making it particularly attractive for those looking to settle into a quieter, more close-knit environment.





Surrounded by open countryside, Shieldhill is ideal for those who enjoy outdoor living, with nearby walking routes, green spaces and scenic surroundings offering plenty of opportunity to get outside and unwind. Despite this, Falkirk town centre is only a short drive away, providing a broader range of retail, dining and leisure options.

The property is also well positioned for commuters, with easy access to road and rail links connecting to Stirling, Edinburgh and Glasgow, making it a practical base for those travelling for work. Falkirk Stadium, home to Falkirk Football Club, is less than a 15-minute drive away, adding to the overall convenience and local appeal.

Overall, Shieldhill offers a well-balanced lifestyle, combining village charm, outdoor space and strong connectivity, perfectly complementing the move-in-ready nature of the home.



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