



63, Belmont Avenue,
Shieldhill, Falkirk FK1 2BS

FIXED £269,995

County Estates is please to offer this 4 Bed Detached Villa with lovely views on this established private Estate, this property has to be viewed to be appreciated. Featuring Vestibule, Spacious Lounge/Dining Room , Seperate Kitchen with a Utility Area , Master Bedroom with Ensuite Shower Room & 3 Further Bedrooms. Downstairs WC. Integral Garage & Pathed Driveway. Making an Ideal Family Home.

Shieldhill is ideally placed for access to both primary and secondary schools and has a good range of local village amenities. The vibrant town of Falkirk is a short drive away and has excellent transport facilities with readily accessible motorway links to Edinburgh, Glasgow and beyond and is served by two main line railway stations offering further superb transport links. Falkirk is also home to the popular Helix Park and Kelpies, the Historic Callendar House and Park, and the famous Falkirk Wheel, a rotating boat lift connecting the Forth and Clyde Canal with the Union Canal.

Vestibule

Access to the property via a white UPVC, partial glazed door, with coir matting.

Entrance Hallway

The entrance hall features a small cupboard with shelves, hardwood flooring and provides access to the lounge / dining room, throughway to kitchen, utility room and WC, and direct access to staircase leading to the upper level.

Lounge / Dining Room

25' 7" x 15' 9" (7.79m x 4.80m)

The property benefits from a lounge / dining room with an arched open plan layout. The dining area patio doors give access to the rear garden and an electric fire with a solid oak surround & marble hearth makes the ideal center point as well as the extensive front views - all of which contributes to this bright, spacious living area. A built in storge cupboard is conveniently situated with the lounge area.

Kitchen/Breakfast Room

10' 1" x 8' 3" (3.07m x 2.51m)

The rear facing fitted kitchen with solid Birchwood wall and base units and solid oak counter tops to compliment and comes complete with breakfasting bar, free-standing cooker and a dishwasher.

Utility room

4' 6" x 7' 2" (1.37m x 2.18m)

There is a useful utility room off the kitchen allowing access to the side of the property via a UPVC door. This beneficial space holds a washing machine which is included in the sale and houses the boiler and a free standing fridge freezer. Access to the ground level WC is gained via the utility room.

WC

4' 9" x 3' 7" (1.45m x 1.09m)

A WC is conveniently located on the ground level compromising of a light grey toilet and wash hand basin with double glazed opaque window.

Master bedroom

12' 1" x 11' 5" (3.68m x 3.48m)

This bright, spacious master bedroom benefits from Built in wardrobes, small, inset storage cupboard and a large front facing window to enjoy the superb views with access to an En-suite Shower Room.





En-suite

6' 3" x 4' 9" (1.90m x 1.45m)

The en-suite is bright, spacious with fully tiled, marble effect walls. and compromises of an enclosed electric shower, WC, wash hand basin, stainless steel towel radiator and double glazed opaque window.

Bedroom 2

11' 5" x 8' 6" (3.48m x 2.59m)

Bedroom 2 is spacious with a rear view and benefits from a double built in wardrobe.

Bedroom 3

11' 5" x 7' 6" (3.48m x 2.28m)

Bedroom 3 gains the benefit of the front facing views and a built in double wardrobe.

Bedroom 4

7' 7" x 8' 0" (2.31m x 2.44m)

This room is being used as a music room by the current owners, however has ample space to be used as a 4th Double Bedroom.

Family Bathroom

8' 9" x 6' 6" (2.66m x 1.98m)

The family bathroom is fully tiled with a wash hand basin, w.c and a corner bath and an opaque window to the rear.



Garden

The front and rear gardens are well established and have been well tended by current owners who have created vibrant flowerbeds and a tapestry of green foliage with a secluded seating area to the rear, perfect for relaxation and al fresco dining. The side garden houses a small shed. The gardens are fully enclosed.

Integral Single Garage/Driveway.

The property has an integral garage & driveway for approx. 1/2 vehicles.

Heating / Glazing

The property benefits from gas central heating (with a recently installed boiler) and is double glazed throughout.

Included Extras

Included in the sale of the property are all fixtures and fittings except for the crystal light fittings in the bedrooms. The blinds, curtain poles and floor coverings and all the appliances in the kitchen and the utility room - including the free-standing cooker, dishwasher, fridge/freezer and the washing machine. Also included is the wooden garden shed.

Home Report

To view this home report please email us on:
admin@county-estates.net

