



Musselburgh

4 Bellfield Avenue
EH21 6QU



Maindoor Flat

OFFERS OVER £220,000

- Entrance vestibule
- Hallway
- Living room with bay window/ or bedroom
- Dining room
- Kitchen
- 2 double bedrooms
- Bathroom
- Box room
- Gas central heating
- Double glazing
- Private front garden
- Well maintained shared rear gardens
- On street parking



Viewings - by appointment call
Beveridge & Kellas on - 0131 554 6321







Now in need of modernisation, this spacious main door lower flat (1902) is located in the ever-popular town of Musselburgh. Musselburgh is the largest town in East Lothian and is popular for those looking for a more rural setting to live but still wish to commute easily to Edinburgh. The town offers a broad selection of shopping facilities including a Tesco, Aldi and Lidl along with other small independent shops. Local recreational facilities include golfing, Musselburgh Racecourse, Musselburgh harbour and beach and many fine walks.

The property offers flexible accommodation and could easily be used as 3 bed roomed and opens to an entrance vestibule with stone floor and leading to the hallway which has a handy boxroom with borrowed light from the back bedroom and gives access to much of the accommodation. The spacious front facing living room or bedroom features a wooden floor, and several traditional features including a bay window, traditional fireplace within a surround, ornate cornice and ceiling rose. To the rear is a well-proportioned dining room which has a deep cupboard housing the freezer, and Edinburgh press, and the kitchen off. The kitchen is also to the rear and has base and wall units, slot in cooker, undercounter fridge, washing machine and gives access to the rear garden.

The property benefits from a double bedroom to the front which features a traditional fireplace. A second double bedroom is located to the rear and features a traditional fireplace and Edinburgh press. Completing the accommodation is the rear facing bathroom which has



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

Note the gas fire in living room is condemned***

EXTRAS

All aforementioned white goods, curtains/blinds, and light fittings to be included in the sale (no warranties to be given).

OFFERS

Offers Over £220,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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