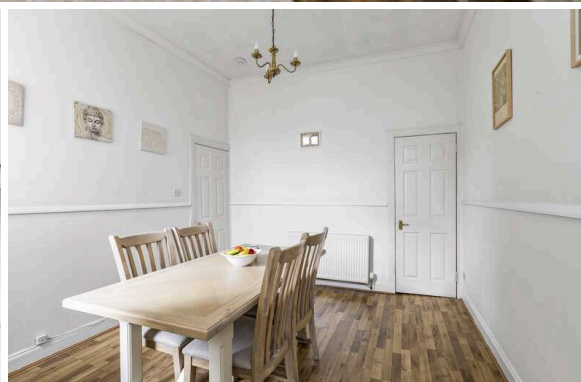
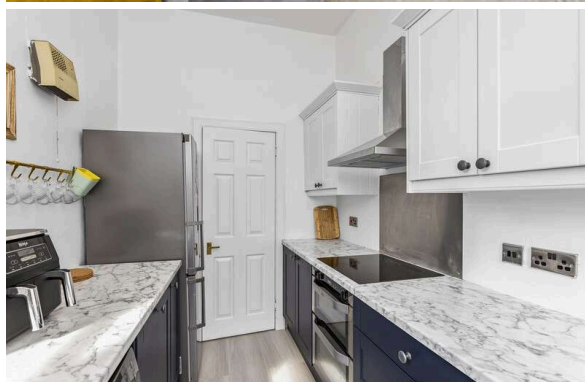




11B Bellfield Avenue  
MUSSELBURGH | EAST LOTHIAN | EH21 6QU

  
**warners**  
solicitors & estate agents





## 11B Bellfield Avenue

MUSSELBURGH | EAST LoTHIAN | EH21 6QU

Nestled in a quiet cul-de-sac in the heart of Musselburgh, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented upper villa. Boasting a well-kept communal garden, ample free on street parking, double glazing and gas central heating this property would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with large cupboard, bright bay windowed lounge with feature fireplace, spacious dining room that leads to the new contemporary kitchen with attractive units. There are two well-proportioned double bedrooms, a useful W/C compartment and the flat is completed by an exquisite shower room.

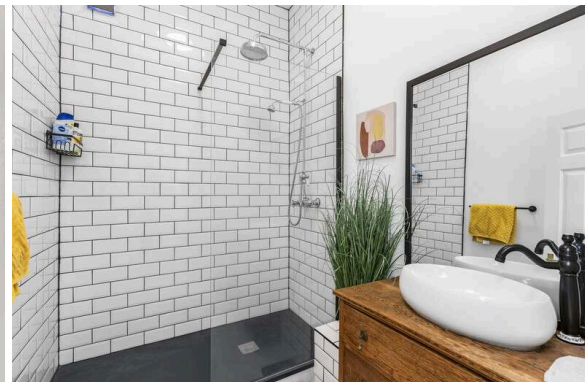
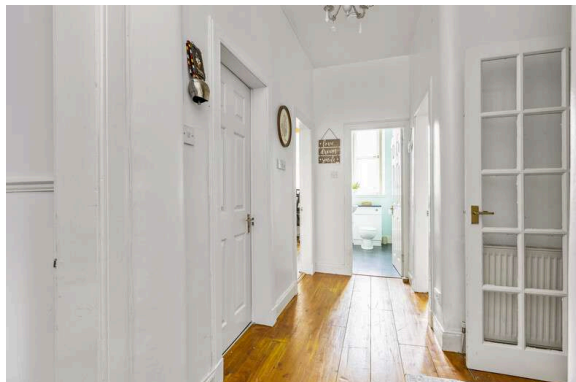
- Spacious upper villa
- Heart of Musselburgh location
- welcoming hallway
- Bright bay windowed lounge
- Dining room and contemporary kitchen
- Two double bedrooms
- Luxury shower room and W/C
- Well-kept communal garden
- Free on street parking

Extras included in this sale are blinds and kitchen appliances. EPC band D

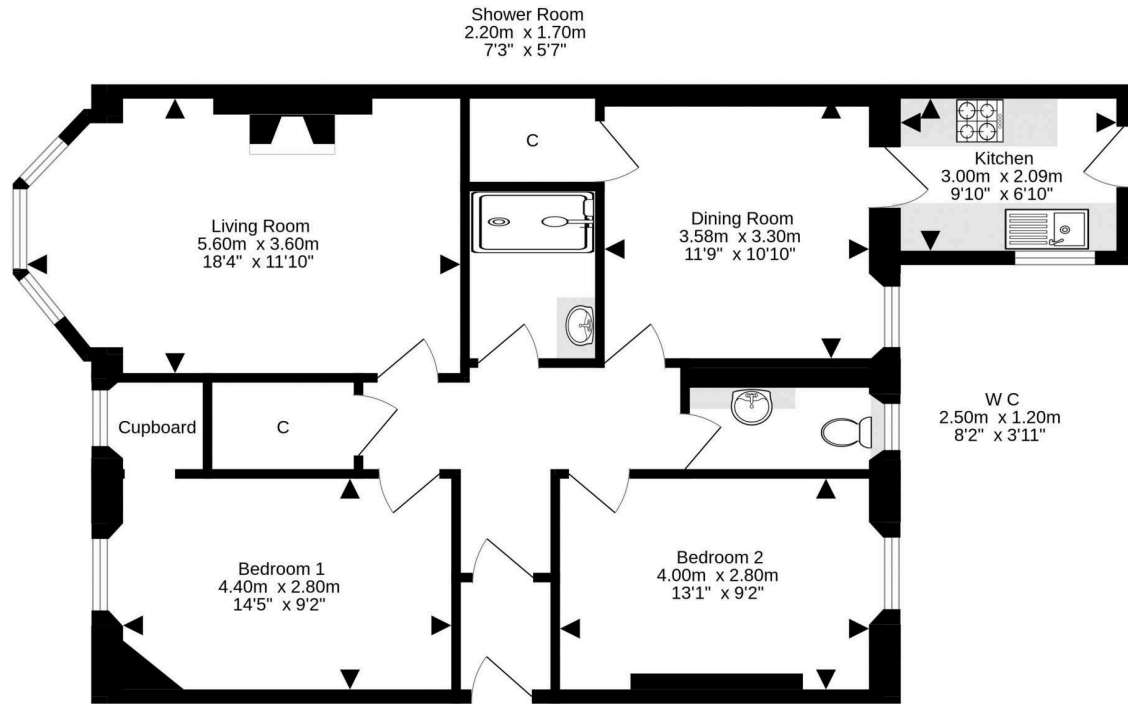
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition to a wide range of leisure activities. The local shopping facilities are amongst the best in the Lothians, with three supermarkets, including a Tesco store. Further shopping is available nearby at Asda and The Fort Kinnaird leisure complex. An efficient public transport system is in operation within the town, including bus and rail links to Edinburgh and other areas, whilst the city bypass is within easy reach. Musselburgh also provides schools in both the state and private sector.







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