



4A Belfield Court  
MUSSELBURGH | EAST LoTHIAN | EH21 6QZ





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Nestled in a quiet cul-de-sac in the heart of Musselburgh, moments from the banks of the River Esk, excellent amenities and quick transport links is this spacious and recently refurbished ground floor apartment. Set over two levels the property boasts double glazing, ample resident's parking, a kids park and a communal drying area and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window, a contemporary kitchen with attractive units and the ground level is completed by a stylish bathroom with shower over bath. Following up a carpeted staircase the upper level benefits from two well-proportioned double bedrooms both with abundant storage.

- Ground floor maisonette apartment
- Quiet cul-de-sac moments from the waterfront
- Ample resident's parking and communal frying green
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Two large double bedrooms
- Stylish bathroom with shower over bath

The property is to be sold as seen, with all contents included in the sale. Please note no warranty will be provided for kitchen appliances.

Energy rating E and Council Tax band D.

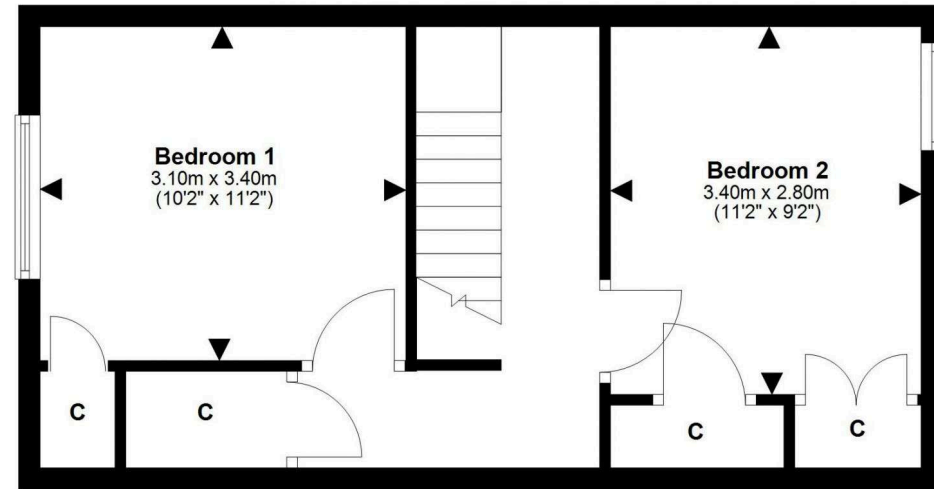
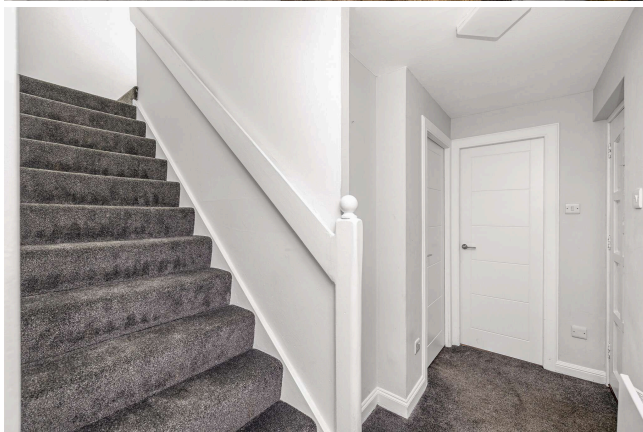
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



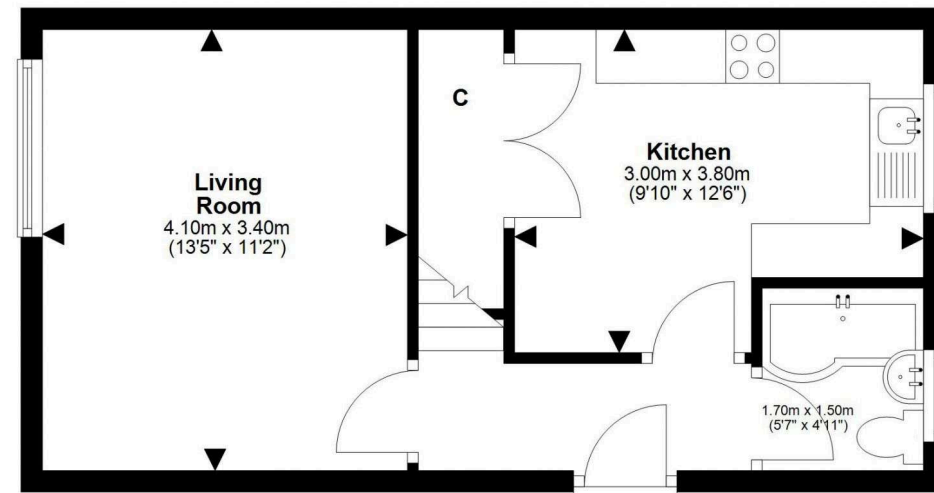
The popular East Lothian town of Musselburgh lies on the southern shores of the Firth of Forth, just to the east of Edinburgh. Musselburgh is close to pleasant open countryside, with excellent beaches nearby at Aberlady and Gullane. There are golf courses close to the racecourse and Monktonhall, in addition 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.







**First Floor**



**Ground Floor**



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.