



MUSSELBURGH

8B BELLFIELD AVENUE
EH21 6QU



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EPC RATING: E

OFFERS OVER £245,000

PROPERTY DESCRIPTION

- Vestibule with stairs leading to the hallway and a good storage cupboard
- Spacious bay windowed living room with original feature fireplace
- Large dining room with Edinburgh press, larder cupboard and lots of space for entertaining, leading to
- Galley kitchen with great range of modern fitted units & appliances and door to the rear garden
- Bedroom 1 – currently used as a second sitting room - with walk in wardrobe with window which could also make an ideal study
- Airy bedroom 2, quietly located to the rear
- Contemporary bathroom with bath with electric shower over, vanity sink unit & wc
- Gas fired central heating with hot water storage cylinder
- Replacement upvc double glazed windows
- A wealth of period features including fireplace, cornicing, ceiling roses & panelled doors
- South-east facing communal garden to rear with paved patio and lawned areas
- Free on street parking



VIEWING
Sun 2-4pm or pls call
Jardine Phillips
0131 4466850





STUNNING TWO BED TWO PUBLIC ROOM TRADITIONAL UPPER VILLA WITH SHARED GARDEN IN VERY POPULAR MUSSELBURGH

Beautiful presented traditional upper villa with a wealth of period features, in the ever-popular area of Musselburgh. Perfect for those looking for a more rural setting but with an easy commute into Edinburgh, with a broad selection of shopping & recreational facilities on your doorstep. The flat itself offers excellent entertaining spaces with its large living & dining rooms, a galley kitchen, two double bedrooms, a contemporary bathroom and a sunny shared garden. This property is ideal for professionals, downsizers and a young family.

AREA

Musselburgh is a historic coastal town situated on the southern shores of the Firth of Forth, at the mouth of the River Esk. Edinburgh lies just 3 miles to the east and is readily accessible via excellent transport links, including a direct rail link to Waverley Station in 8 minutes. There is also a handy Park & Ride in neighbouring Wallyford. There is easy access to the A1 towards East Lothian and links to the City Bypass, Edinburgh International Airport and the central motorway network. The town itself retains much of its traditional character & charm. It is a popular & attractive place to live, offering a good range of small independent shops, as well as large supermarkets including Tesco, Aldi & Lidl. Fort Kinnaird Retail Park is a short drive away with its wide range of retail outlets & leisure facilities. Locally, there are a good range of sports & arts amenities, including Brunton Theatre, together with numerous restaurants, cafes, golf courses and two excellent sports centres. In addition, the famous Musselburgh Race Course is just minutes away, as are the delightful open spaces of Levenhall Links. Schooling at primary &

secondary levels is excellent in both the state and private sector, and Queen Margaret University is close by.

EXTRAS

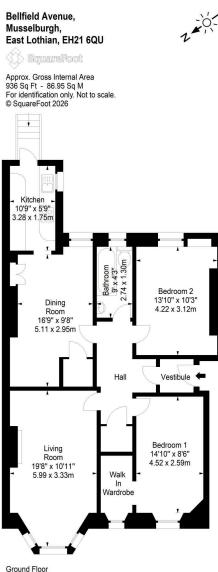
The blinds/curtains, light fittings, gas hob, oven, cooker hood, dishwasher and washing machine are included in the sale. freestanding fridge freezer available by separate negotiation.

HOME REPORT VALUATION

£255,000



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|-------------|-----------------------------|
| Living room | 19'8 x 10'11 (5.99 x 3.33m) |
| Dining room | 16'9 x 9'8 (5.11 x 2.95m) |
| Kitchen | 10'9 x 5'9 (3.28 x 1.75m) |
| Bedroom 1 | 14'10 x 8'5 (4.52 x 2.59m) |
| Bedroom 2 | 13'10 x 10'3 (4.22 x 3.12m) |
| Bathroom | 9' x 4'3 (2.74 x 1.30m) |



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.