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7 Bellfield Avenue,

Musselburgh, EH21 6QU



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EPC

C



FREEHOLD

Description

Clancys are delighted to present this stunning 3-bedroom traditional lower villa, nestled in a quiet cul-de-sac in the heart of Musselburgh, just a few moments from excellent amenities, quick transport links and vast open green spaces making this an appealing home for a wide range of buyers. The property is well presented and retains a wealth of period features that include tall ceilings, wood panelled doors, ornate cornicing and fireplaces. The accommodation briefly comprises a welcoming entrance hallway with large cupboard, a bay windowed lounge, a modern fitted dining kitchen with pantry cupboard, three bedrooms and a contemporary bathroom with shower over the bath. The property boasts a private front garden, access to a well-kept communal rear garden, on street parking, double glazing and gas central heating. This property will make an ideal home in a sought-after location and therefore viewing is highly recommended.

Location

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.

Extras

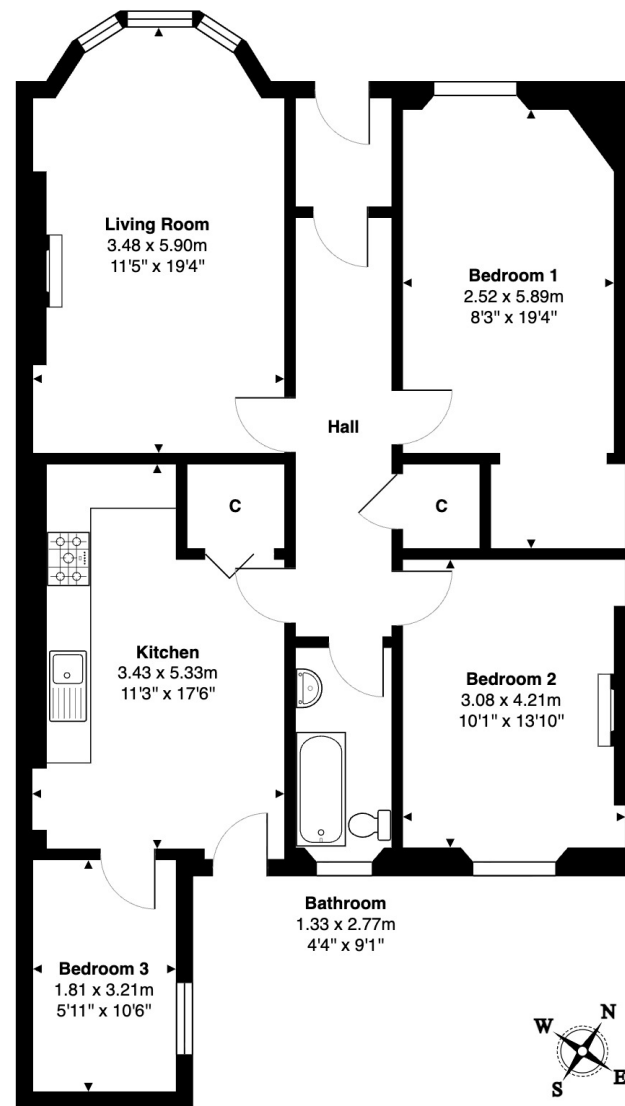
All fitted floor coverings and integrated kitchen appliances. It should be noted that no warranties or guarantees will be given for systems.

Features

- Entrance hall
- Private front garden
- Lounge
- Communal rear garden
- Dining kitchen
- On-street parking
- 3 Bedrooms
- EPC rating - C
- 1 Bathroom
- Council Tax Band – C
- Gas central heating
- Tenure - Freehold
- Double glazing
- Good storage facilities including an outbuilding







Total Area: 91.8 m² ... 988 ft²

All measurements are approximate and for display purposes only



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