



RALPH SAYER
SOLICITORS & ESTATE AGENTS

14/5 Bellfield Avenue

Musselburgh EH21 6QR

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A home in the heart of Musselburgh! Tucked away in a quiet cul-de-sac, this two-bedroom, first floor flat sits on a prime corner plot, offering generous proportions and extensive storage, making it a practical choice for comfortable living. Just a stone's throw from the picturesque River Esk, this delightful residence is conveniently close to a primary school and a variety of local amenities. The entrance is to the rear, where you'll also find residents parking and a shared garden, providing a tranquil outdoor space.

Step inside to a spacious hallway featuring three double cupboards, perfect for all your storage needs. The highlight of the home is the dual aspect living room, which offers ample space and flexibility for various furniture arrangements, ensuring a warm and inviting atmosphere. Adjacent to the living room is a well-appointed kitchen/diner, featuring 'L' shaped fitted cabinets with plenty of space for a dining table, making it an ideal setting for family meals. Both double bedrooms are generously sized, complete with built-in wardrobes. The master bedroom features a sizeable en-suite bathroom for your comfort and privacy. This flat combines practicality with style, making it a must-see for anyone looking for a new home in a vibrant community.

Property Summary

- . In popular Musselburgh, close to the River Esk
- . Spacious dual-aspect living room
- . Modern kitchen/diner
- . Master bedroom with built-in wardrobes & en-suite bathroom
- . Further double bedroom with built-in wardrobe
- . Attractive three-piece bathroom
- . Electric heating & double glazing
- . Well maintained shared garden(drying green)
- . Private residents parking
- . 1/4 shared ownership
- . EPC Rating - C | Council Tax Band - D

Home Report Value - £190,000







Generous
accommodation
&
extensive
storage





Externally, there is a well-maintained shared garden(drying green) and ample private resident parking.

This property is a 1/4 shared ownership. The remaining 75% share of the property is owned by Castle Rock Edinvar Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. At the time of writing, a monthly occupancy payment of £265.53 is payable to the Association – this is currently being reviewed.

Development is factored by RMG Scotland, with an approximate fee of £280 a quarter, this covers maintenance of the communal areas and blocks building insurance.

Extras: fitted floors, blinds and all kitchen appliances to be included in the sale.

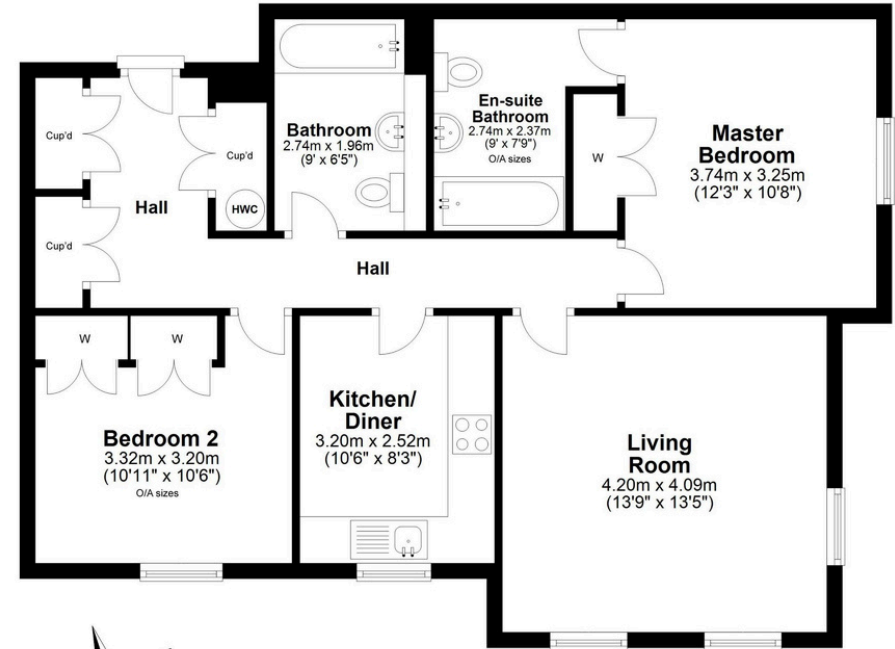
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dream property!



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First Floor

Approx. 75.8 sq. metres (815.7 sq. feet)



DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Location



RIVER ESK CLOSE TO FLAT

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. It is surrounded by unspoilt countryside and offers delightful walks along the river, promenade and links. Leisure facilities are varied including the Brunton Theatre, the famous Musselburgh Racecourse, a choice of golf courses, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. The town retains its original market town shape, with a variety shops, including an award winning fishmongers and, of course S.Luca's icecream 'emporium'. There are excellent educational facilities within the town including the renowned Loretto School and Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.