



RALPH SAYER
SOLICITORS & ESTATE AGENTS

11a Bellfield Avenue

Musselburgh, East Lothian, EH21 6QU

11a Bellfield Avenue

Set within a traditional stone-built terrace, this beautifully presented first-floor flat offers period charm and a sought-after Musselburgh address - conveniently positioned for the town centre, transport links, and highly regarded local amenities, making this an appealing home for a wide range of buyers. The home features a bay-windowed living room with ornate cornicing and fireplace, a stylish dining room, a contemporary galley kitchen, two generous double bedrooms, a box room, and a bright bathroom with a shower over bath. Externally, residents enjoy direct access to a well-kept shared garden via stairs from the kitchen and parking is unrestricted on surrounding streets.

Extras: All fitted floor coverings, blinds, light fittings and garden shed are included.

Property Summary

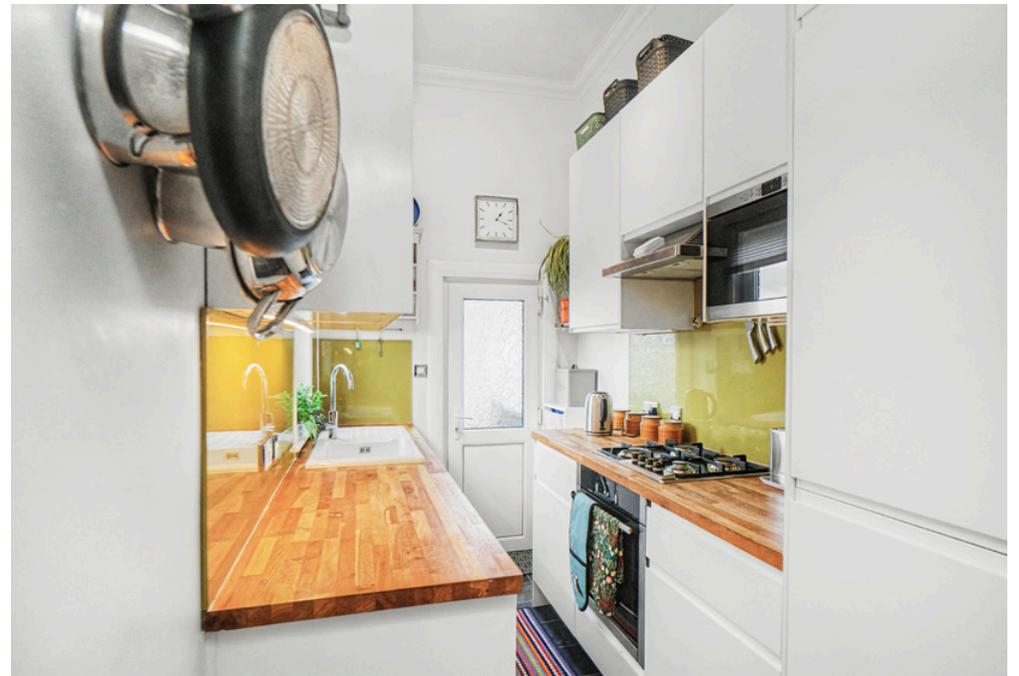
- Two bedroom first floor flat
- Desirable coastal location, close to local amenities
- Accessed via an open shared stairwell to main door
- Elegant living room with bay window
- Dining room with wood burner
- Contemporary kitchen with garden access
- Two double bedrooms
- Box room/home study
- Bright bathroom with a shower-over-bath
- Shared garden
- Unregulated parking on surrounding streets
- Gas central heating
- EPC Rating - D | Council Tax Band - C
- Home Report Value - £260,000







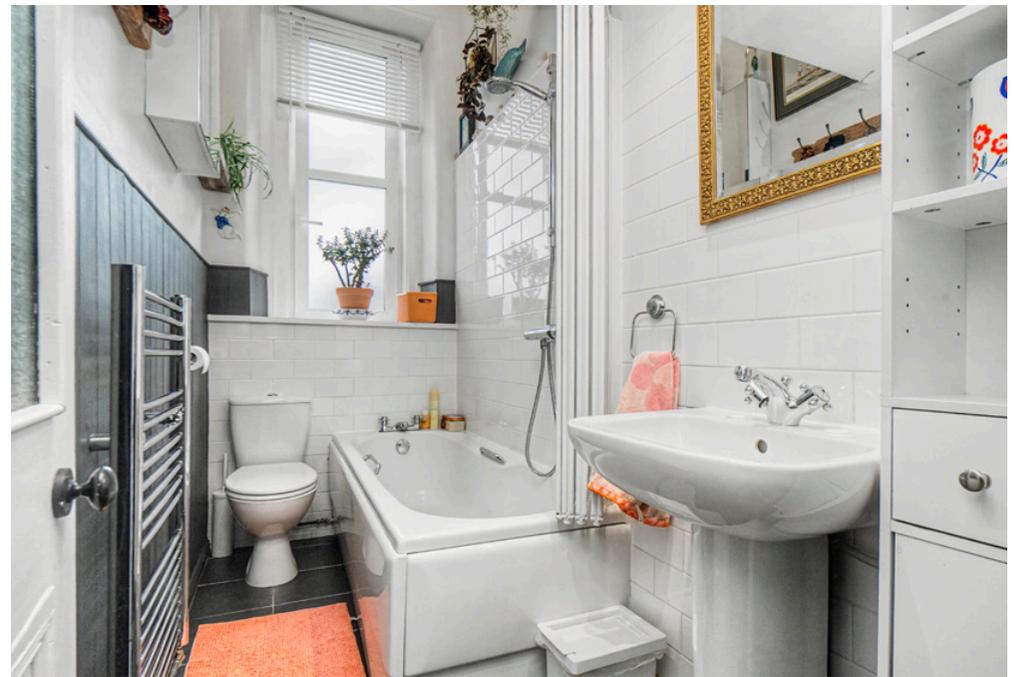
Elegant living room with bay window, dining room with wood burner and a contemporary kitchen with garden access







Two double bedrooms,
a box room/home study
and a bright bathroom with
a shower-over-bath





Let us help you find your next
dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

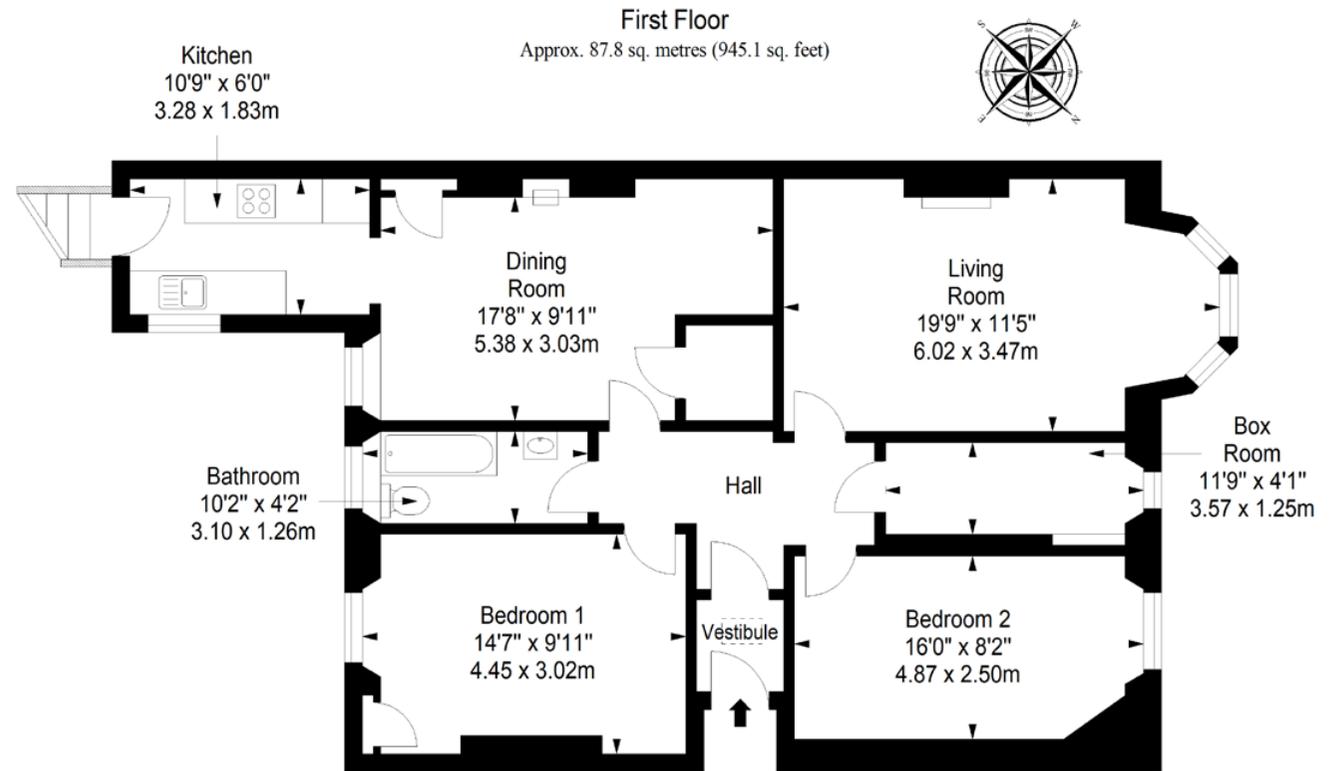
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

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.



Total area: approx. 87.8 sq. metres (945.1 sq. feet)