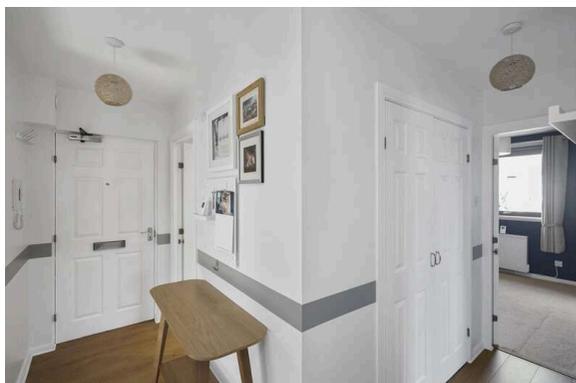




15/3 Bellfield Avenue
MUSSELBURGH | EAST LOTHIAN | EH21 6QR


warners
solicitors & estate agents



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Rare opportunity to purchase a 25%* share of this stunning contemporary and spacious two-bedroom first floor apartment, located in the heart of the ever popular East Lothian coastal town of Musselburgh, within close proximity to local amenities and transport links. The property is presented to the market in truly walk in condition, offering very well-presented accommodation over one level which is sure to hold great appeal for any first-time buyer.

Accessed via a common stair the accommodation comprises a dual aspect triple windowed living / dining room with ample space for a small dining table; L-shaped hallway with generously sized storage cupboard; two double bedrooms with built in wardrobes; contemporary kitchen, which has been fitted with a good range of attractive modern units & appliances including electric oven and induction hob and hood. A stylish modern bathroom with three-piece suite and mains shower over the bath completes the accommodation. The property further benefits from smart controlled Fischer economy 7 electric heating, double glazing, free residents parking, and communal gardens to the rear of the property. Early viewing is recommended!

- Quarter Share First Floor Two Bedroom Apartment
- Hallway with excellent storage
- Contemporary well-equipped Kitchen with integrated fridge/freezer, washing machine and induction hob
- Dual aspect triple windowed Living / Dining room with ample space for small dining table
- Two Double Bedrooms (both with fitted wardrobes)
- Modern Bathroom with stylish three-piece suite, shower over bath
- Secure Entry System
- Communal Gardens
- Free Residents Parking

*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 £224.58 is payable to the Association. In addition to this there is a variable quarterly payment to the Property Factor to cover the upkeep of the communal areas.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

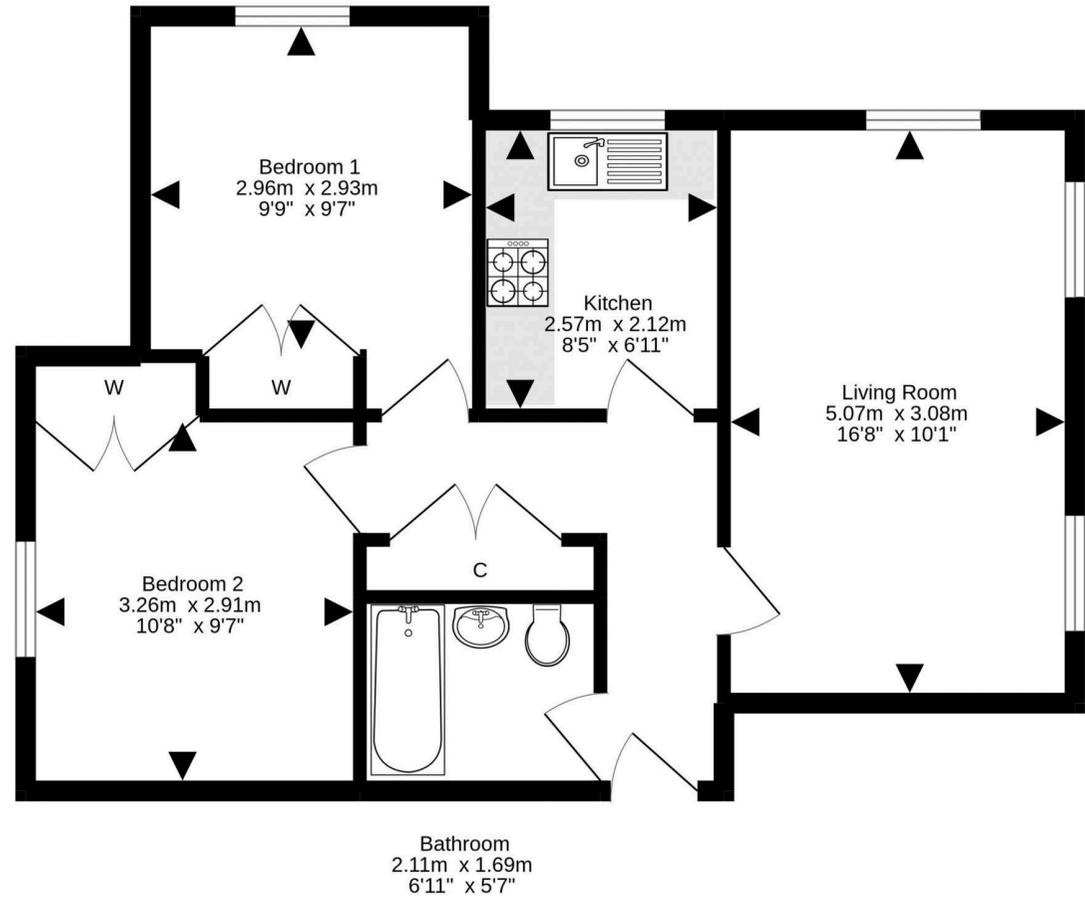


The washing machine will be included in the sale. Other items will be available by separate negotiation. EPC rating C.

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, Gullane and Portobello. 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.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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