



5a Belfield Court, Musselburgh, East Lothian, EH21 6QZ

Tastefully Presented and Spacious, Two-Bedroom Duplex Flat

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Property Description

Tastefully presented and spacious, two-bedroom, ground-floor duplex flat, forming part of an established residential development. Positioned 'off-street' in a quiet cul-de-sac, conveniently located in the heart of Musselburgh.

Comprises an entrance hall, living room, kitchen, two double bedrooms, and a family bathroom.

Highlights include a modern kitchen and bathroom, contemporary flooring, and well-proportioned room sizes. In addition, there is electric heating, double glazing, and good storage, including a communal stairway store.

Externally, there are enclosed drying yards, ample unrestricted residential parking, green spaces, a children's playground, and the banks of the River Esk close by.

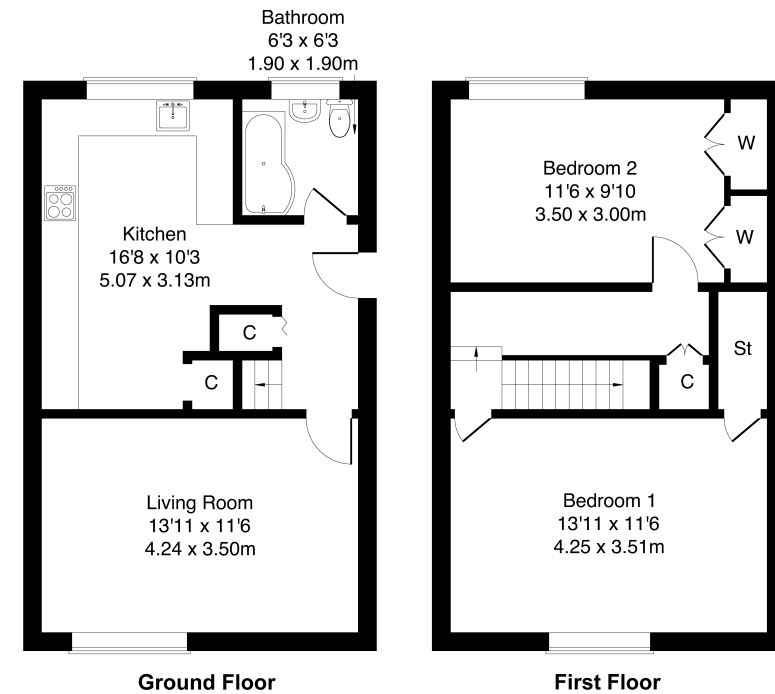
A welcoming entrance provides access to the bathroom, living/dining area, and kitchen, setting the tone for a well-presented home. The living area features wood-effect flooring and light décor throughout, complemented by large windows that flood the space with natural light and a charming fireplace that creates an ideal setting for both entertaining and relaxing. The fitted kitchen continues the theme with wood-effect countertops, a tiled splashback, and a ceramic sink with drainer. It also includes an integrated oven, electric hob with a canopy above, an induction hob, and a fridge/freezer.

Completing the ground floor is the family bathroom, tastefully fitted with a three-piece suite and an electric shower over the bath. Upstairs, carpeted flooring leads to two generous double bedrooms, each finished with light décor and wooden floorboards, offering built-in cupboards and ample space for free-standing furniture.



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Approximate Gross Internal Area: (969 sq ft - 90 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Musselburgh, known as "The Honest Toun," is a historic coastal town on the Firth of Forth, located just six miles east of Edinburgh. It offers a strong mix of local shops and national retailers, along with essential services such as banks, building societies, post offices, and a major supermarket in the town centre, supported by several smaller supermarkets nearby. The town features a wide variety of recreational and cultural attractions, including

restaurants, a library, the Brunton Theatre, a sports centre with a swimming pool, Monktonhall Golf Course, Musselburgh Racecourse, and water sports at Fisherrow Harbour, with scenic walks along the River Esk. Musselburgh is well connected by regular bus routes and a train station on its southern edge, providing frequent and convenient travel into central Edinburgh.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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