



11 Delta Gardens
Musselburgh, Edinburgh
EH21 8DP



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Property Summary

Located in the popular town of Musselburgh, this two-bedroom mid-terrace house offers bright and airy accommodation which is well presented. It benefits from a spacious reception area, a well-appointed breakfasting kitchen, and a three-piece bathroom. The charming home also features enclosed gardens to the front and rear as well. It is an ideal property for a wide range of buyers, one that will certainly appeal to first-time purchasers, couples, commuting professionals, and small families alike.



Features

- A bright and spacious mid-terrace house
- Situated in popular Musselburgh
- Well-presented interiors
- Welcoming entrance hall
- Spacious living/dining room with fireplace
- Well-appointed breakfasting kitchen
- Utility area with rear garden access
- Two double bedrooms with built-in storage
- Bright three-piece bathroom
- Enclosed gardens to the front and rear
- Unrestricted on-street parking
- Gas central heating and double glazing





Spacious living/dining room

Set behind a front garden, the home's main door opens into a welcoming hall that leads into the living/dining room. This reception area features elegant styling and a spacious footprint, ensuring a comfortable environment for daily use. A focal-point fireplace frames the room, whilst a large picture window brings in plenty of natural light.



Well-appointed breakfasting kitchen

Next door, the breakfasting kitchen is well appointed with wood-toned cabinets and granite-style worktops. It is fitted with a two-person breakfast bar, and also benefits from additional built-in storage and a neighbouring utility area, which provides further convenience and direct access to the rear garden. A selection of freestanding appliances are included as part of the sale (an electric cooker, a fridge, a freezer, and a washing machine).





Two well-proportioned double bedrooms

Upstairs, the property has two double bedrooms, which are both well-proportioned and brightly decorated. The principal bedroom further benefits from built-in wardrobes, whilst the second bedroom has built-in storage.



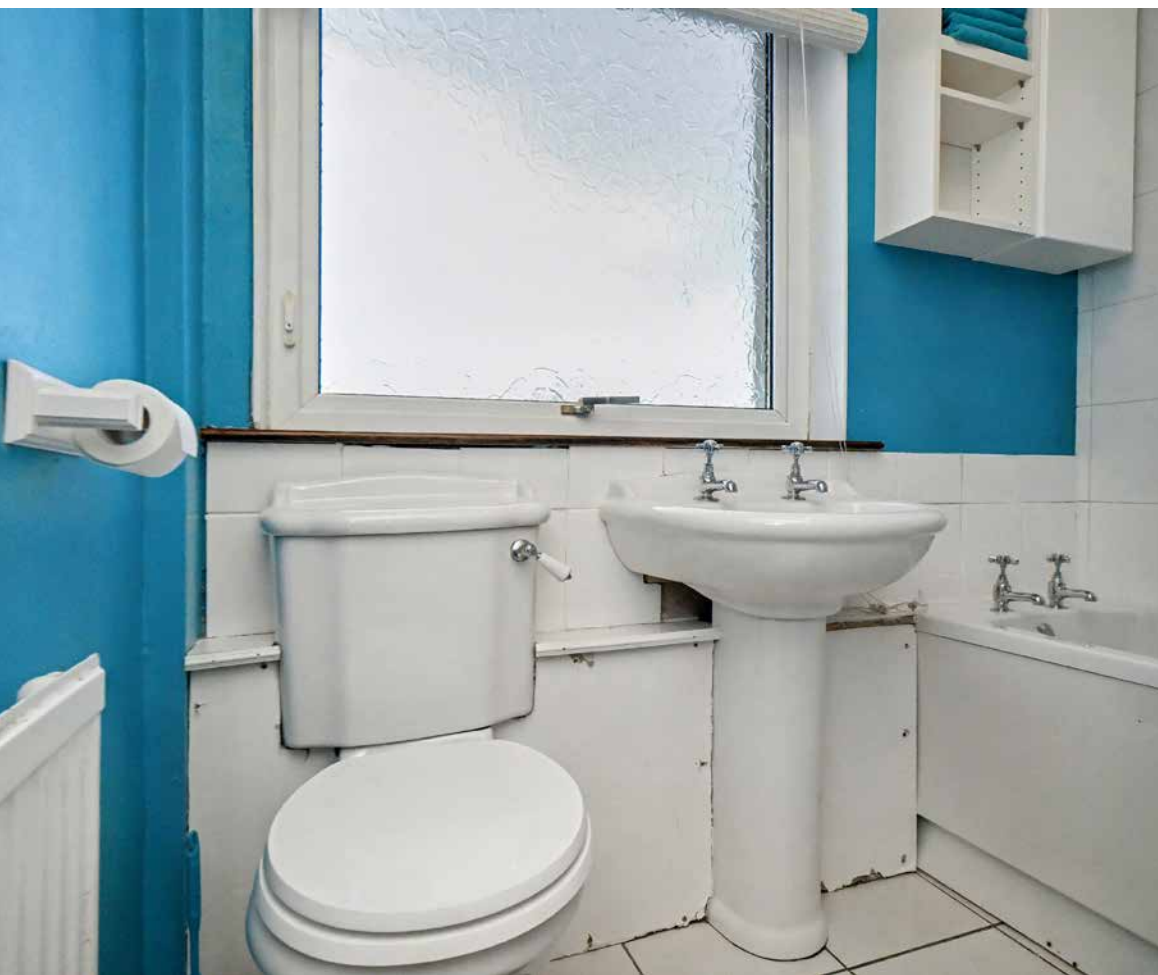


The principal bedroom



“The second bedroom
has built-in storage.”





The bathroom

A bright three-piece bathroom completes the accommodation. Gas central heating and double glazing ensure year-round comfort.

Gardens & parking

In addition to the enclosed front garden, the home also features a rear garden which is secured by a high fence. It ensures plenty of space for relaxing in the sun and outdoor dining. Parking in the area is on street and unrestricted.





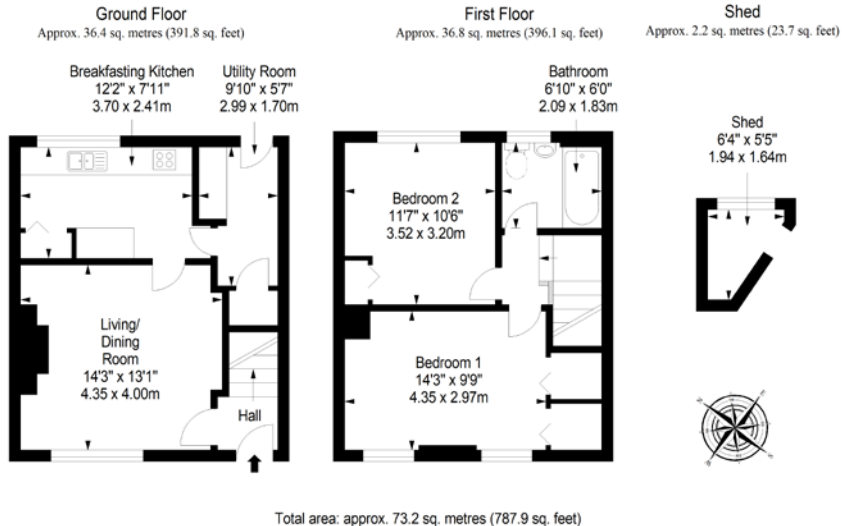
Musselburgh, East Lothian

Approximately six miles east of Edinburgh city centre on the picturesque East Lothian coastline, Musselburgh, with its seafront promenade, quaint harbour, and sandy beach, offers an idyllic small-town lifestyle within easy striking distance of the capital. The thriving high street is lined with a vibrant blend of local businesses and retailers, which are supplemented by a choice of major supermarkets, plus extensive retail outlets at nearby Fort Kinnaird. In addition to fantastic sailing and water sports, residents of Musselburgh enjoy a wealth of outdoor activities right on their doorstep, including strolls or cycles along the scenic River Esk or a relaxed round of golf at historic Musselburgh Links, which is recognised as one of the oldest golf courses in the world. Other sport and leisure highlights include Musselburgh Racecourse, which hosts regular fixtures throughout the year, as well as The Brunton Theatre. The property falls within the catchment area for excellent state schools, with private schooling also available at the prestigious Loretto School. The town is served by regular bus and rail links into Edinburgh and across East Lothian, and also benefits from convenient access to the A1 and Edinburgh City Bypass.

Floorplan



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Price & Viewings

Please refer to our website
www.watermans.co.uk

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Glasgow

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ēspc
rightmove



EPC Rating - C | Council tax band - C | Home report Value - £180,000

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge, a freezer, and a washing machine to be included in the sale.

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.