

17 Delta View Musselburgh, EH21 8HN

FIXED PRICE £190,000



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- Generously proportioned end terraced villa
- Requiring modernisation and redecoration
- Lounge with solid fuel fire, modern fitted kitchen/breakfastroom
- Three good sized bedrooms
- Part tiled ground floor bathroom
- Gas central heating and double glazing
- Private gardens to front and rear, pebbled driveway
- EPC Band C, Council tax band C

Description

This is a well proportioned (88m sq) end terraced villa offering generous accommodation which requires some modernisation and redecoration. The property benefits from gas central heating and double glazing throughout. The accommodation comprises an entrance hall, front facing lounge with solid fuel fire, fitted kitchen/breakfastroom, rear hall with storage and door to garden and a part tiled bathroom with three piece white suite including an electric shower, curtain and rail over the bath. Upstairs there are three good sized double bedrooms, all with storage.





Location

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 famous Musselburgh racecourse, a choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and a modern private gymnasium. The town retains its original market town shape, which is now lined with numerous shops including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities including the 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.

Gardens and parking

There is a front and side garden which has been pebbled for ease of maintenance and offers off street parking for a number of cars. The larger enclosed rear garden has a wooden deck, lawn, wooden shed and a large wooden workshop.

Extras

All the fitted floor coverings, blinds, gas cooker, dishwasher, wooden workshop and wooden shed are included within the sale price.

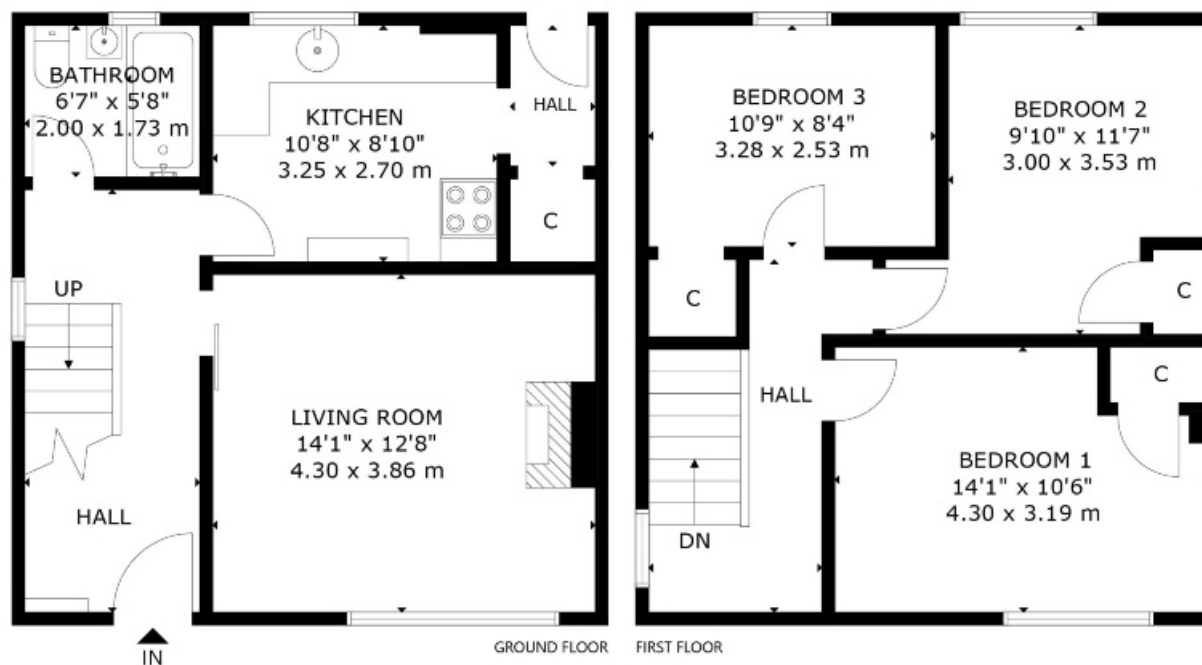
Home Report

The property has been valued at £210,000 and the Home Report can be downloaded via the ESPC link.

Viewing

By appointment via Agents telephone 0131 665 3131





17 DELTA VIEW MUSSELBURGH EH21 8HN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 958 SQ FT / 89 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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