

**4d Delta Road
Musselburgh, EH21 8EX**

OFFERS OVER £145,000



drummondmiller



- Generously proportioned, extended first floor flat
- Livingroom
- Modern fitted kitchen with appliances
- Two good sized double bedrooms, third bedroom with Juliet balcony
- Modern part tiled bathroom
- Private enclosed garden, communal drying area. On street parking
- Gas central heating and double glazing
- EPC Band C, Council tax band B

Description

This is a well maintained and well proportioned (76m sq) first floor flat which has been cleverly extended. The property benefits from gas central heating with new combi boiler, double glazing and a handy external storage cupboard within the common stair. The accommodation comprises an entrance hall, lounge with storage cupboard, modern fitted kitchen with integrated appliances, 2 good sized double bedrooms with excellent storage, a third bedroom with patio doors to a Juliet balcony and a part tiled family bathroom with three piece white suite including a corner bath with shower above.





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

The property benefits from an enclosed area of private garden with a communal drying green and a private storage cupboard at ground floor level to the rear of the common stairwell. There is unrestricted on street parking available to the front of the property.

Extras

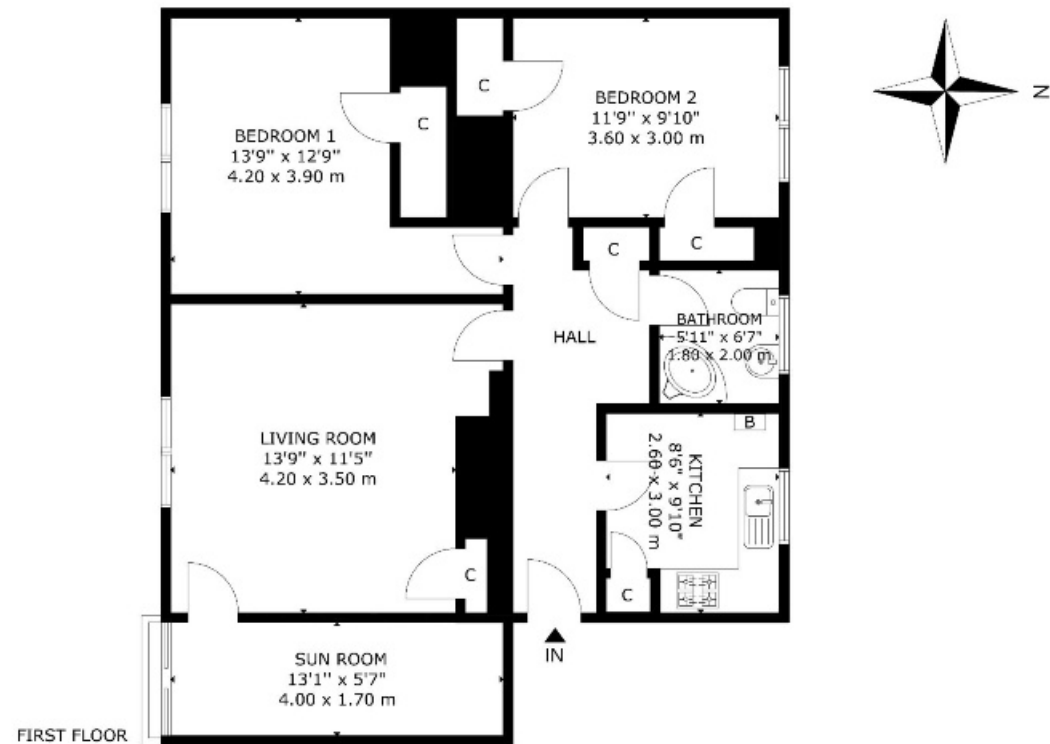
All the fitted floor coverings, blinds, gas hob, oven, cooker hood and automatic washing machine are included within the sale price.

Home Report

The property has been valued by a surveyor at £145,000 and the Home Report is available to download via the ESPC link.

Viewing

By appointment telephone Agents 0131 665 3131



4D DELTA ROAD, MUSSELBURGH EH21 8EX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 969 SQ FT / 90 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 0131 0131 0141 0131
 655 034 663 9568 229 3399 332 0086 665 3131

Call us on 0131 229 3399 or
 email sales@dm-property.com
dm-property.com

espc dm
 property

drummondmiller