

11 Delta Crescent Musselburgh, EH21 8DN

OFFERS OVER £210,000



drummondmiller



- Mid terraced villa with bright, open outlook
- In good decorative order
- Livingroom, modern fitted kitchen
- Three good sized bedrooms
- Family Bathroom
- Gas central heating & double glazing
- Private gardens to front and rear. Driveway to rear
- EPC Band C, Council tax band C

Description

This is a well proportioned, (89m sq) mid terraced villa offering generous and flexible family accommodation. In good decorative order throughout, the property benefits from gas central heating and double glazing and comprises an entrance hall, front facing livingroom with bright open outlook and modern fireplace, modern fitted kitchen with appliances, and a downstairs part tiled family bathroom with modern three piece white suite including an electric shower and screen over the bath. Upstairs there are three generous double bedrooms, all with fitted storage. There is a large floored attic with excellent storage space.





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 walled front garden with pebbled area and flower bed. The larger rear garden is paved with a rotary dryer and monobloc driveway.

Extras

All the fitted floor coverings, blinds, electric hob, oven, chimney style cooker hood, dishwasher, fridge/freezer and automatic washing machine are included within the sale price.

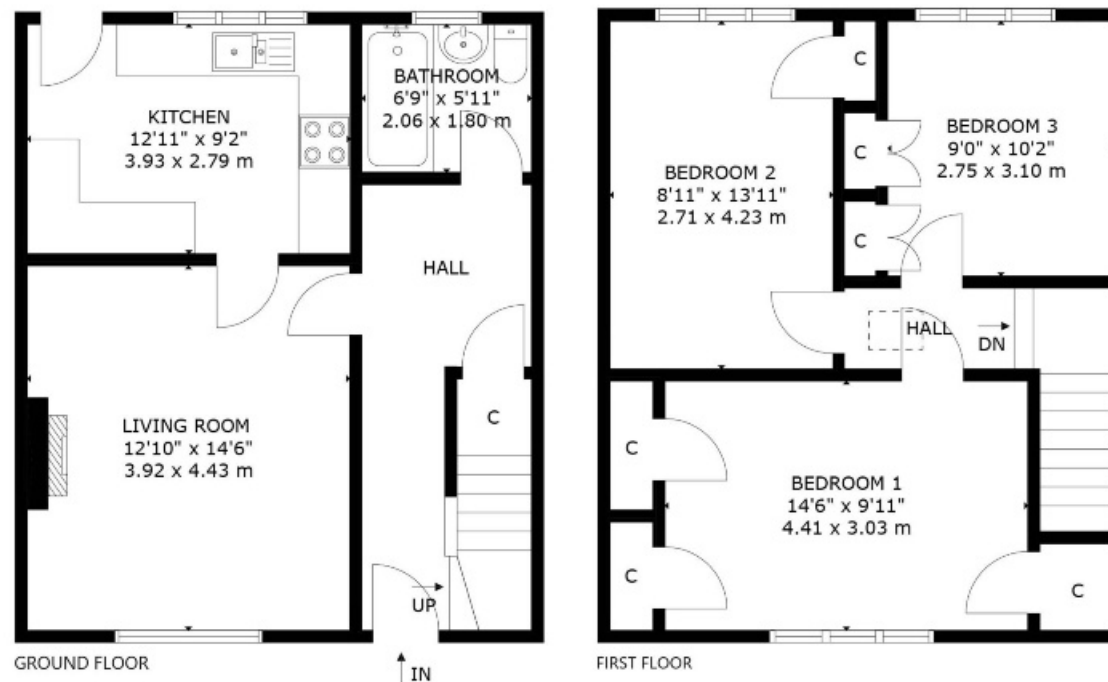
Home Report

The property has been valued at £215,000 and the Home Report can be downloaded via the ESPC link.

Viewing

By appointment via Agents telephone 0131 665 3131





11 DELTA CRESCENT MUSSELBURGH, EH21 8DN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 975 SQ FT / 90 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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