



51 Delta Road
Musselburgh
East Lothian

EH21 8HA







Well presented end-terraced villa located in the popular town of Musselburgh, close to good local amenities and transport links. The historic coastal town of Musselburgh is situated approximately seven miles to the east of Edinburgh City Centre. Regular buses operate into Edinburgh and along the east coast whilst the A1 and City Bypass are easily accessible allowing commuting to Edinburgh and to all the major motorway networks beyond. Musselburgh has its own train station with another station closer to the property at Wallyford, just a short walk away.

Musselburgh offers a comprehensive range of amenities, including a variety of specialist shops, supermarkets, banking, building society and Post Office services. Leisure pursuits are well catered for including sailing, fishing, the very popular Musselburgh Race Course and a variety of golf courses. Reputable schools from nursery to senior level are easily accessible.

Internally the property is in good decorative order and benefits from gas central heating, double glazing and good storage facilities including a large attic.

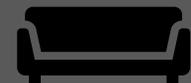
Private gardens to front, side and rear.



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Property Details

- Entrance Hall with carpeted staircase to upper floor. Under stair.
- Bright and spacious Lounge with dual aspect to front and rear.
- Fitted Kitchen with matching wall and base units. The free-standing electric cooker is included in the sale together with the washing machine, fridge and freezer. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Shelved cupboard. Window to side. Door to rear garden.

Upper Floor

- Landing with attic access hatch leading to large attic providing excellent additional storage space. Window to side.
- Large Double Bedroom with window to front. The wardrobes are included in the sale. Shelved cupboard.
- Second Double Bedroom with window to rear.
- Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with electric shower. Frosted window to rear.









EXTERNAL

The front garden is laid mainly to lawn with a hedge providing privacy.

The rear garden is fully enclosed and features a good-sized lawn. There is a patio with space for garden furniture. The garden shed is included in the sale.

The side garden features a large lawn which has space for a driveway subject to obtaining all necessary planning and consents.

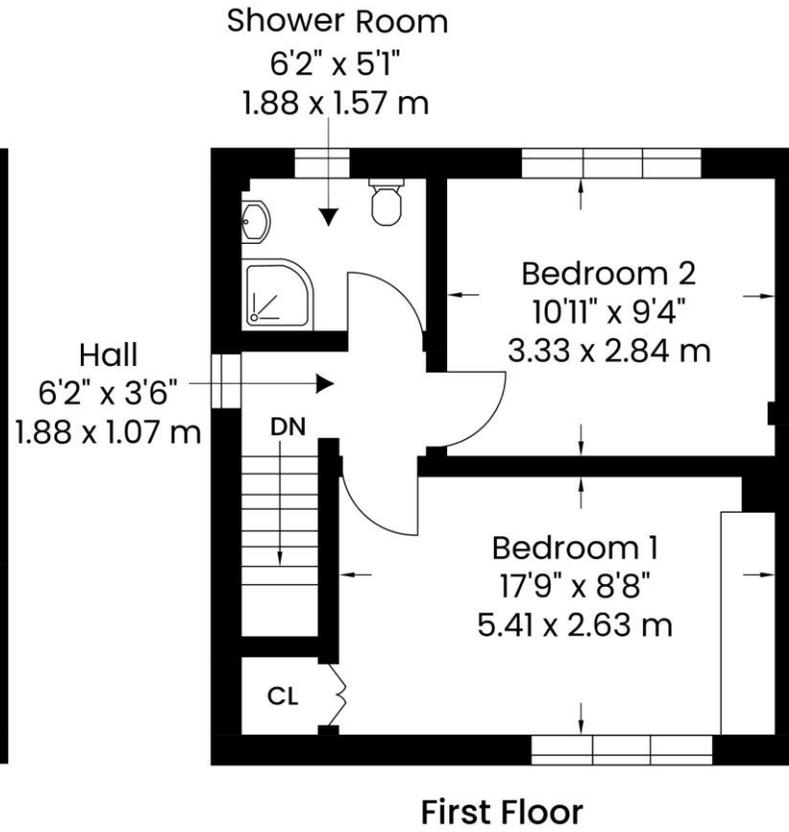
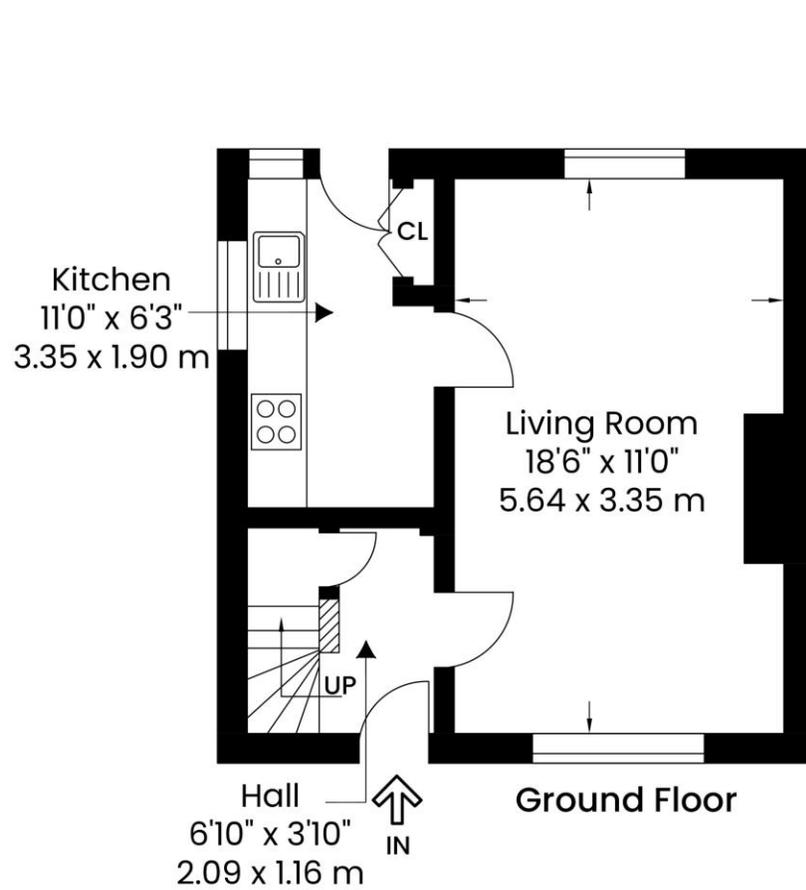


Energy Performance Rating: D

Council Tax Band: B







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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes if possible or to surfaces indicated by arrow heads. (ID 110927)
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