



GARDEN STIRLING BURNET

9 DELTA ROAD

EAST LOTHIAN, MUSSELBURGH, EH21 8EY



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PROPERTY SUMMARY



Set in a popular residential area of Musselburgh, this modern semi-detached house offers bright, immaculately-presented accommodation over two levels. The interiors have been tastefully upgraded to include modern fittings and features throughout. The ground floor features an entrance hall giving access to the stairs and a generous living room, bathed in natural light. To the rear, with views over the garden, is a stylish Shaker-style dining kitchen, with neatly integrated appliances. Completing the ground floor is a convenient WC and a rear hall (with storage) giving access to the garden. Upstairs, there are two double bedrooms, both with fitted storage space and a modern bathroom with a three-piece-suite and a shower-over-bath. Outside, the property benefits from a delightful rear garden with a play area, seating, lawn and raised beds for both flowers and vegetables. A large timber store provides excellent storage, whilst the private front drive ensures ample off-street parking.

Extras: all fitted floor and window coverings, light fittings and integrated appliances are included in the sale.





"Bright, immaculately-presented accommodation over two levels, with private gardens and parking."

FEATURES

- Modern semi-detached house in Musselburgh
- Bright, tasteful interiors throughout
- Entrance hall with stairs to the first-floor landing
- Generous living room
- Fully integrated Shaker-style dining kitchen
- Convenient ground-floor WC
- Rear hall with storage and garden access
- Two double bedrooms with wardrobes
- Contemporary bathroom with shower over bath
- Private, sunny and enclosed landscaped garden with seating, play area and raised beds
- Detached external timber store
- Private driveway parking for multiple vehicles
- Gas central heating and double glazing

9 DELTA ROAD

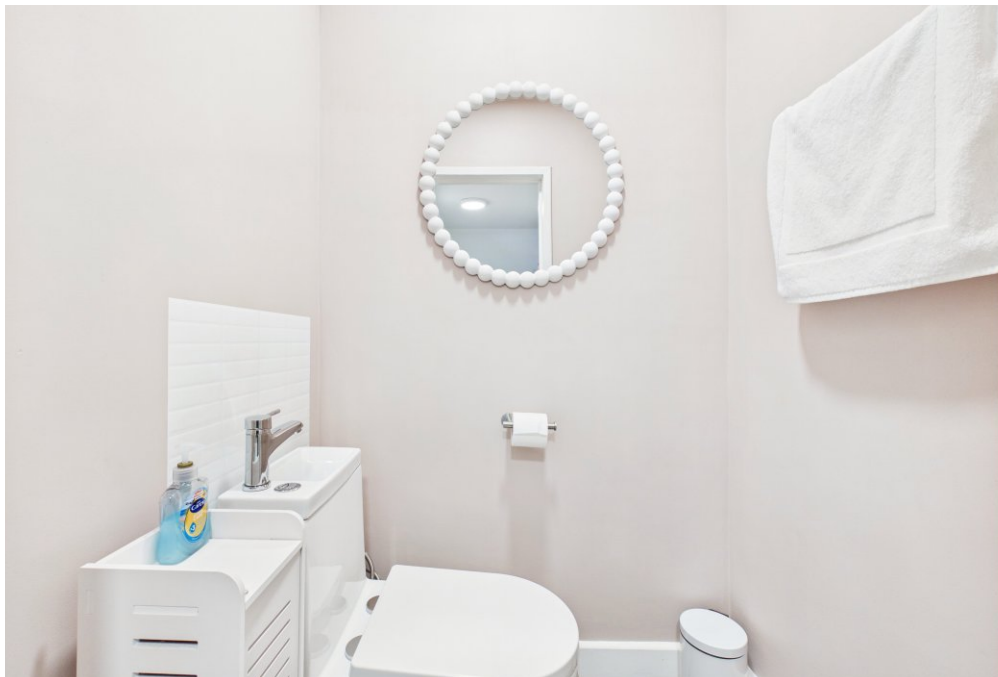
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CLICK HERE
for a virtual tour of the property



"Two double bedrooms, both with storage, a contemporary family bathroom and a handy WC."





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.

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.







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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



**EPC
RATING**



**COUNCIL
TAX BAND**

