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Offers Over
£255,000

12 Delta Gardens

Musselburgh | East Lothian | EH21 8DP

Stunning, this extended three-bedroom semi-detached villa is quietly positioned within the historic harbour town of Musselburgh. Ideally located close to fantastic local amenities, excellent transport links, and reputable schooling, the property is perfectly suited to first-time buyers, professionals, and growing families.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Garage & driveway
-  EPC Band - C
-  Council Tax Band - C



virtually staged by **HOMELi**

Description

Internally, the property is finished to a modern standard and offers well-proportioned, flexible accommodation throughout. The home opens with a welcoming entrance hallway, featuring attractive tiled flooring which continues seamlessly across the entire ground floor. The lounge is bright and spacious, centred around a feature media wall, with sliding glass doors leading through to the kitchen/diner – creating a sociable flow between living spaces. The stylish kitchen/diner has been recently upgraded (2025) and is fitted with a range of integrated white goods, complemented by mood-setting under-unit lighting. Velux skylights flood the space with natural light, while additional room allows for dining or informal living. French doors open directly onto the rear garden, enhancing indoor-outdoor living. A well-appointed utility room provides further storage and space for additional white goods, while a sleek two-piece WC is fully tiled and finished with an LED mirror.



Upstairs, the landing provides access to a floored and lined attic via a Ramsay ladder, complete with a Velux window – offering excellent additional space. There are three well-proportioned double bedrooms. The principal bedroom benefits from a side aspect and a wall-to-wall integrated wardrobe with sliding mirrored doors. Bedroom two is another comfortable double with a front-facing outlook, offering flexibility for various layouts. Bedroom three is also a good-sized double, enjoying impressive views towards Arthur's Seat and featuring a useful cupboard. The attractive bathroom has been upgraded in June 2025 and is fully tiled, including flooring, and fitted with a rainfall shower over bath and a heated towel rail.

Further benefits include Nest-controlled gas central heating and double glazing throughout.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Gardens & Parking

Externally, the property boasts a private west-facing rear garden, finished with an extensive timber deck – ideal for relaxing or entertaining. To the front, a generous driveway provides off-street parking for multiple vehicles (up to four cars) and leads to a single garage with internal access.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, extractor hood, and dishwasher, freestanding dryer, and box freezer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Musselburgh is a historic, coastal town in East Lothian, just six miles to the east of Edinburgh. The River Esk runs through this thriving community and there is a great selection of local shops, cafes, bars and restaurants. Fort Kinnaird Retail Park is close by with its fabulous range of high street shops and restaurants. Musselburgh has a variety of sporting facilities including its famous golf course, the leisure centre, swimming pool and of course, Musselburgh Race Course. There are frequent public transport services which runs to Edinburgh City Centre and Musselburgh Railway Station is within walking distance providing access to the North and South.





Approx. Gross Internal Floor Area 103 Sq M / 1107 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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