

**43 Delta Road**  
Musselburgh, EH21 8HA



"43 Delta Road is a well-presented, two-bedroom, semi-detached villa with gardens front, side and rear along with single paved driveway"

- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY





### LOCATION

A popular and bustling East Lothian town, Musselburgh lies approximately 6 miles east of Edinburgh City Centre. The High Street and immediate surrounding streets have a range of services, shops, banks, eateries and a Tesco supermarket. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, the Brunton Theatre, Musselburgh Sports Centre and the Newhailes Estate. There is a full range of nursery, primary, and secondary schools. At the further education level are the refurbished Edinburgh College (Jewel & Esk campus) and Queen Margaret University campus. The area is well served by a number of regular bus routes into Edinburgh city centre and to towns and villages down the east coast. Musselburgh and Newcraighall railway stations connect to the city centre and beyond. The link to the City Bypass gives quick access to the A1, from where the A68, A7, M8, Edinburgh Airport and other motorway networks can be found.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



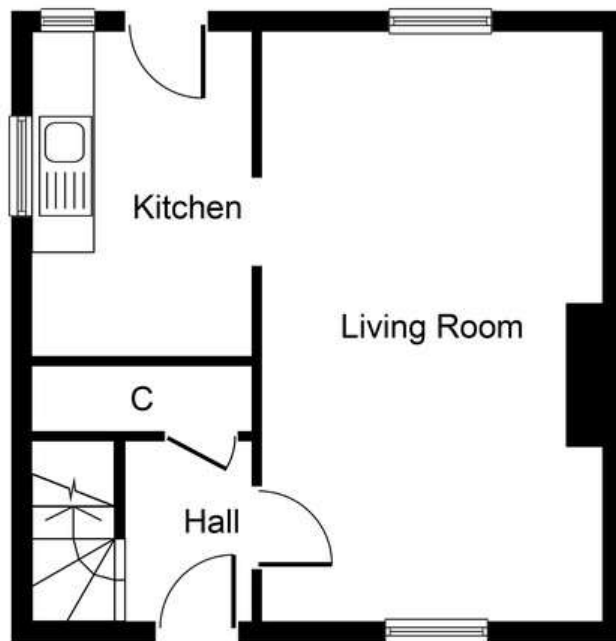
### DESCRIPTION

Delta Road is a well-presented, two-bedroom, semi-detached villa with gardens front, side and rear along with single paved driveway. Set on a generous corner plot in a quiet cul-de-sac locale of an established residential area of Musselburgh, East Lothian, early viewing is highly recommended. The accommodation comprises: entrance hall with carpeted stair leading to the 1st floor; bright and spacious living room with dual aspect windows front and rear; kitchen with ample floor and wall mounted storage cupboards; front facing double bedroom 1 with fitted storage space; rear facing double bedroom 2 and a modern family bathroom with shower over bath. Externally, the property boasts a low maintenance rear garden with raised decked patio with pergola and side garden with store shed, whilst to the front a mostly laid to lawn garden area with driveway. Further benefits include: gas central heating and double glazing.

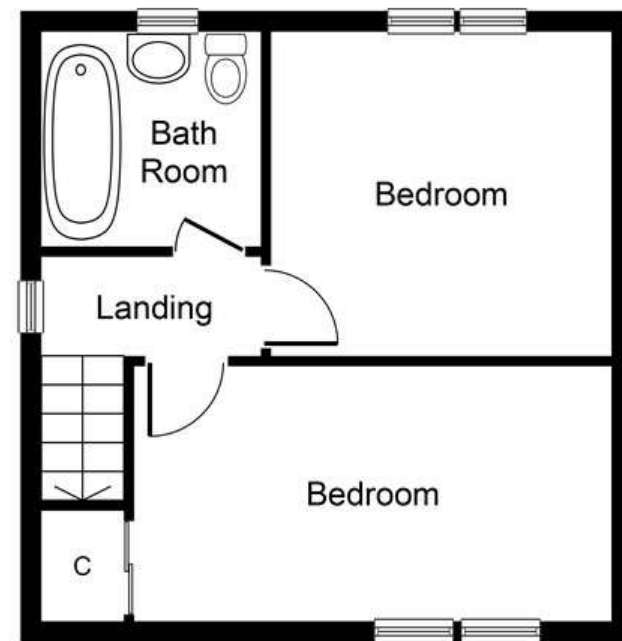
### EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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