



23 Delta Gardens
Musselburgh, EH21 8DR

A

"23 Delta Gardens is a well presented four bedroom extended end terraced villa, offering spacious family accommodation"

- HALLWAY
- SITTING ROOM
- DINING/KITCHEN
- DOWNSTAIRS SHOWER ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR
- UPSTAIRS SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- GARAGE





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. Within easy reach there is a wide selection of shopping at Fort Kinnaird Retail Park and an Asda Superstore at the Jewel. A good range of leisure facilities are available nearby including several golf courses, bowling clubs, Musselburgh race course, 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 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

23 Delta Gardens is a well presented four bedroom extended end terraced villa, offering spacious family accommodation on two storeys located in Musselburgh. Accommodation comprises: hallway; bright and spacious sitting room with feature fireplace; dining kitchen with integrated oven with gas hob and space for a large table and chairs. There are patio doors leading to the front of the building and a door to the garage; family sized 3 piece shower room completes the downstairs; carpeted stair to upper landing with access to attic storage; dual windowed double bedroom one with storage cupboards; double bedroom two with cupboard; double bedroom three; single bedroom four and upstairs shower room completes the accommodation on offer.

Further benefits include: gas central heating, double glazing, front & rear gardens and garage for off street parking.

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.



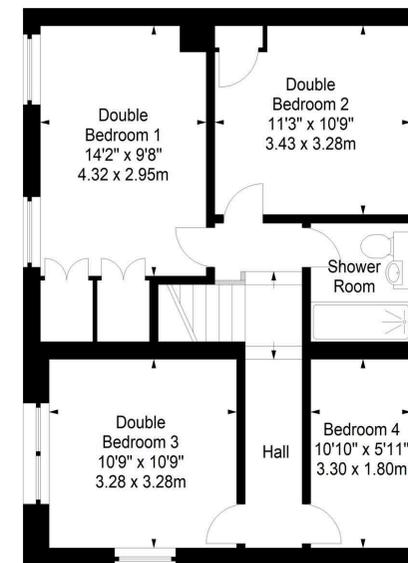
Delta Gardens,
 Musselburgh,
 East Lothian, EH21 8DR



Approx. Gross Internal Area
 1482 Sq Ft - 137.68 Sq M
 (Including Garage)
 For identification only. Not to scale.
 © SquareFoot 2026



Ground Floor



First Floor



266-268 Portobello High Street,
 Edinburgh, EH15 2AT
 T: 0131 669 2121
 Fraser Falconer - 07825 951348
 admin@annan.co.uk



Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
 Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565