



## 2/6 MAGDALENE AVENUE

Brunstane, Edinburgh, EH15 3BP



1

Public Room



2

Bedrooms



1

Bathroom





## 2/6 MAGDALENE AVENUE

This two-bedroom first-floor flat is a charming residence with well-presented interiors. It features a spacious living room that is enhanced by elegant neutral décor, providing a comfortable setting for relaxing and socialising. The kitchen also has an attractive design and complementary colour scheme as well. Meanwhile, the neutrally presented bathroom is equipped with a three-piece suite, incorporating an over-bath shower and a bidet hose. With two double bedrooms, the home provides a good degree of versatility too, with the second bedroom offering the potential to be used as an office if required.

Forming part of an established development, this property has a sought-after location in popular Brunstane. It is close to lots of green spaces and is less than a 10-minute drive from Portobello's long golden beach. There are excellent amenities close by, including a choice of supermarkets, and Fort Kinnaird Shopping Centre is only five minutes away by car, providing a wide range of high-street stores, popular eateries, and a multiplex cinema. The home is within easy reach of well-regarded schools and there are excellent bus and rail links nearby too, ensuring homeowners stay well connected. Furthermore, Edinburgh city centre can be reached in as little as 15 minutes – perfect for professionals, families, couples, and first-time buyers alike.









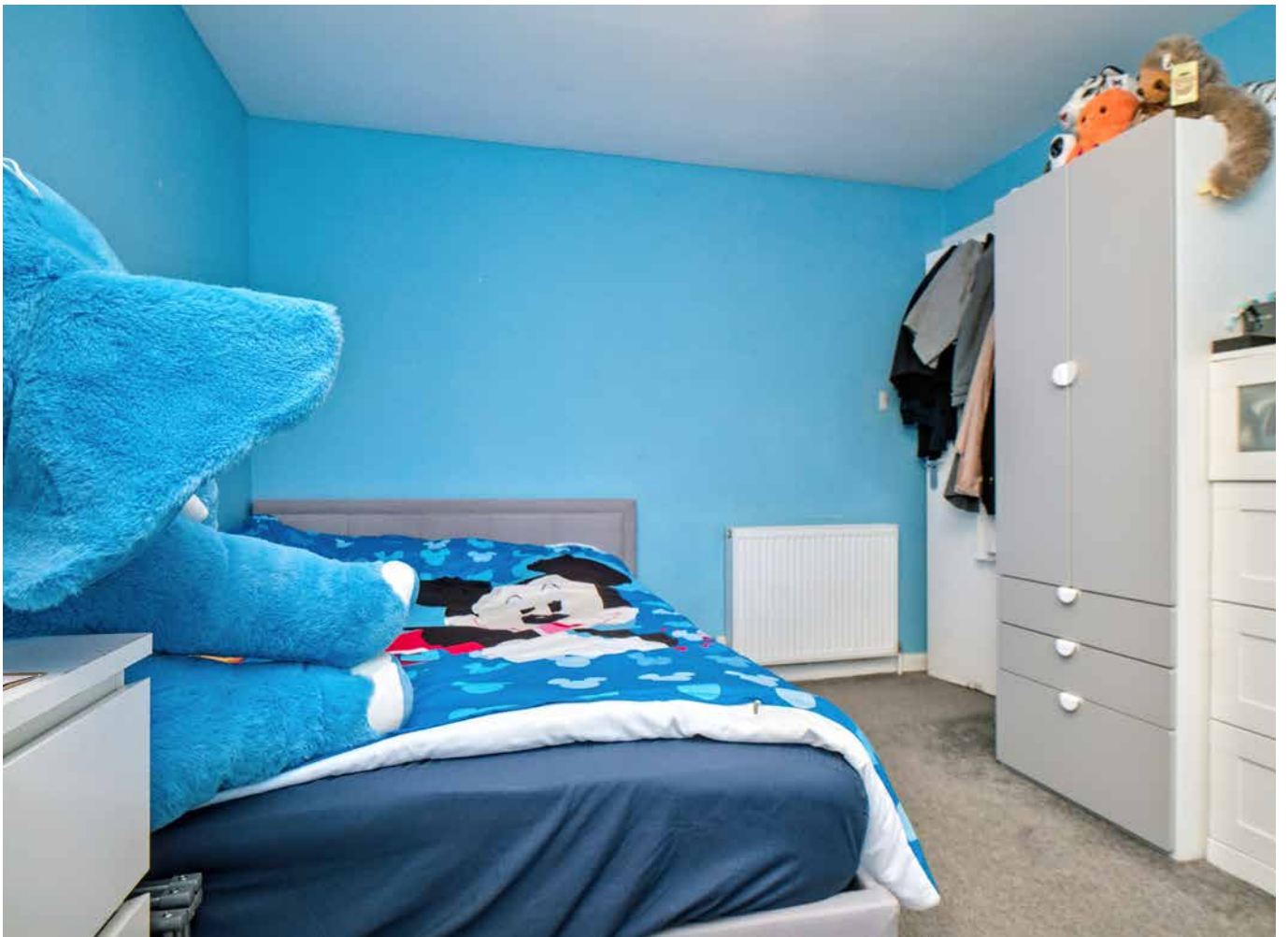
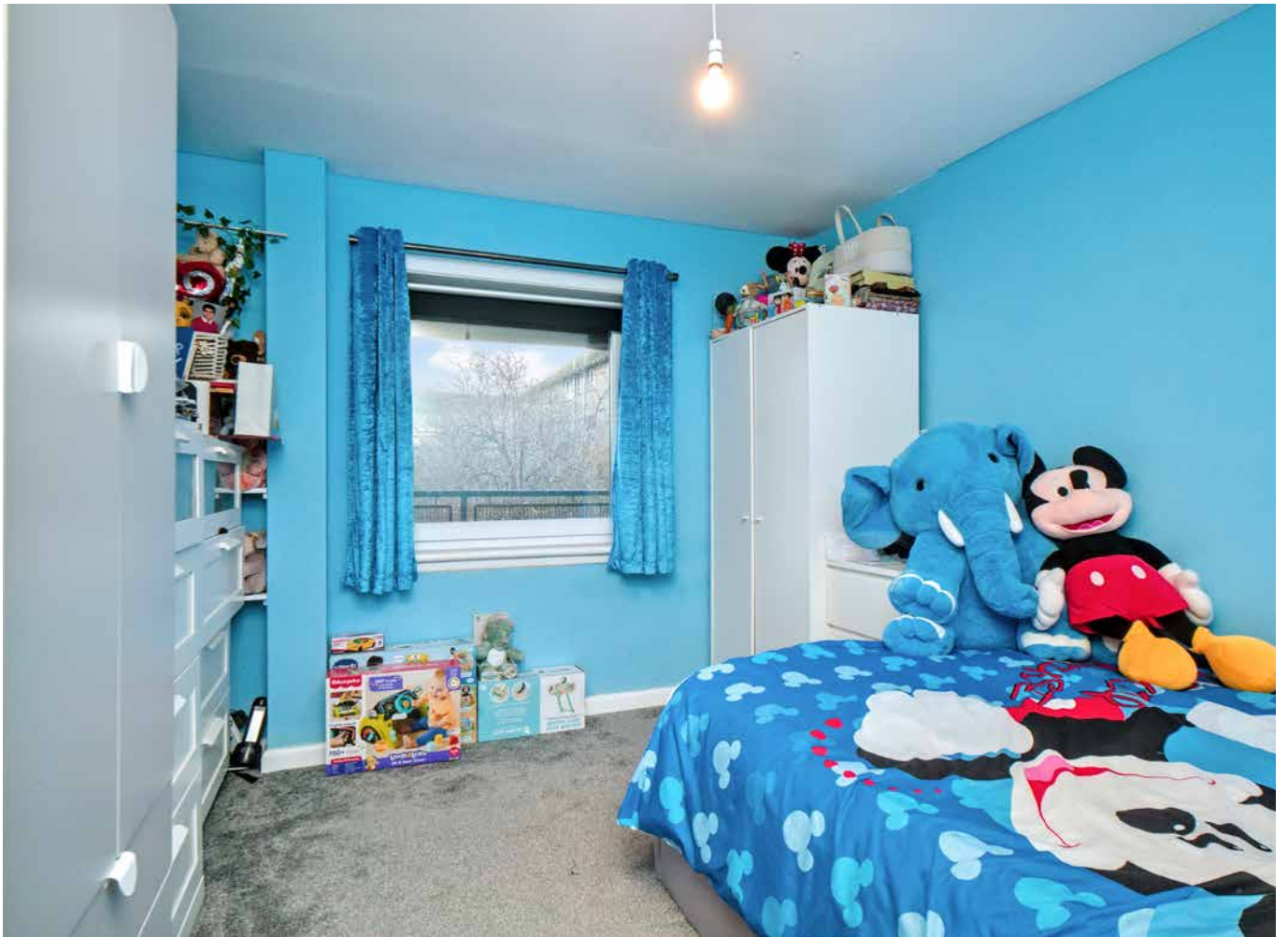
**C**  
EPC  
RATING

**B**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- A well-presented first-floor flat
- Convenient location in Brunstane
- Secure telephone-entry system
- Welcoming hall with two built-in cupboards
- Spacious living room with built-in storage
- Well-appointed, southerly-facing kitchen
- Two double bedrooms
- Bright three-piece bathroom
- Large communal garden/drying green
- Unrestricted on-street parking









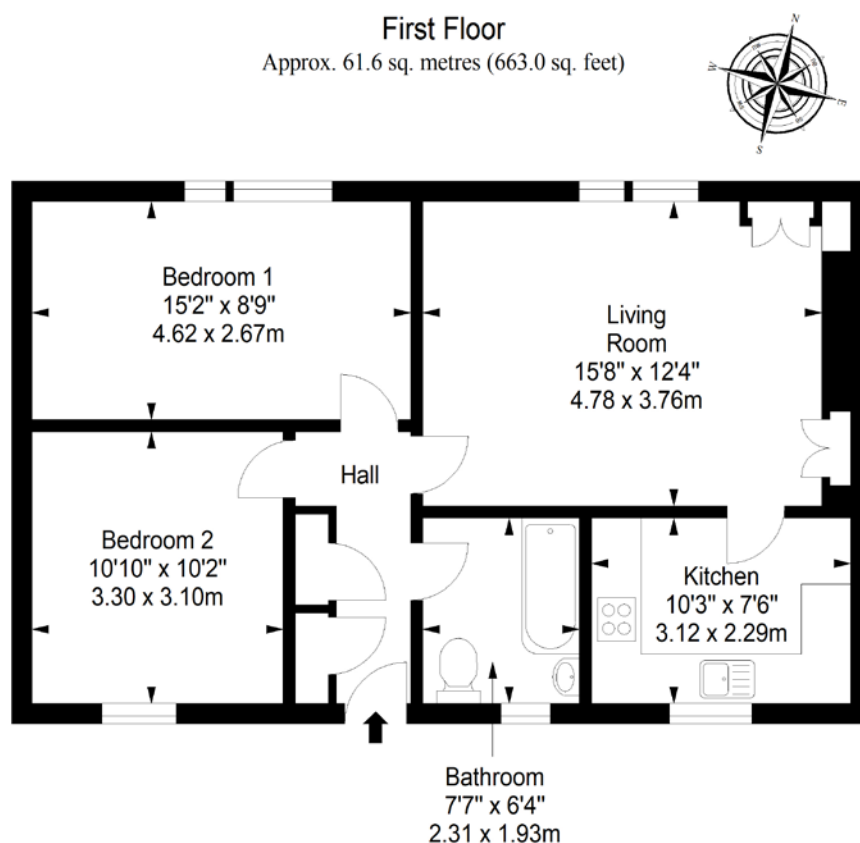
Extras: oven, gas hob, fridge/freezer, and washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.





# BRUNSTANE, EDINBURGH

On the eastern edge of Edinburgh, the residential suburb of Brunstane is an attractive choice for families and professionals looking for a tranquil, semi-rural lifestyle within easy reach of the city centre. Owing to its idyllic setting, surrounded by mature woodland and fields, residents of Brunstane can enjoy a wonderful outdoor lifestyle: from long walks and cycles along country lanes, to summer days harvesting fruit at Donkeyfield Community Orchard. Brunstane is served by fantastic local amenities, particularly in neighbouring Portobello, which is just a five-minute drive away. The seaside town's bustling main street provides a traditional shopping experience, with a wide selection of independent shops and high-street stores, as well as various cafes, pubs, restaurants and takeaways. Brunstane is also ideally placed for a 24-hour ASDA supercentre at The Jewel, as well as extensive retail shopping and leisure facilities at nearby Fort Kinnaird Retail Park. Brunstane is within the catchment area for excellent schooling at primary and secondary level and has Edinburgh College's Milton Road campus on the doorstep. Situated just five miles east of the city centre, Brunstane enjoys fantastic road and rail links into the capital and beyond. Brunstane station is the northernmost stop on the Borders Railway Line and offers services between Edinburgh Waverley and Tweedbank. Brunstane is also just minutes' drive from the A1, allowing swift access to Edinburgh City Bypass, Edinburgh Airport and major road networks.



Total area: approx. 61.6 sq. metres (663.0 sq. feet)



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation  
Find the home you deserve

espc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.