



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**9/6 Magdalene Gardens**

**Brunstane, EH15 3DG**



## SECOND FLOOR FLAT

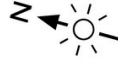
- Living/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Shared Garden
- Free On-Street Parking
- Double Glazing
- EPC Rating – E



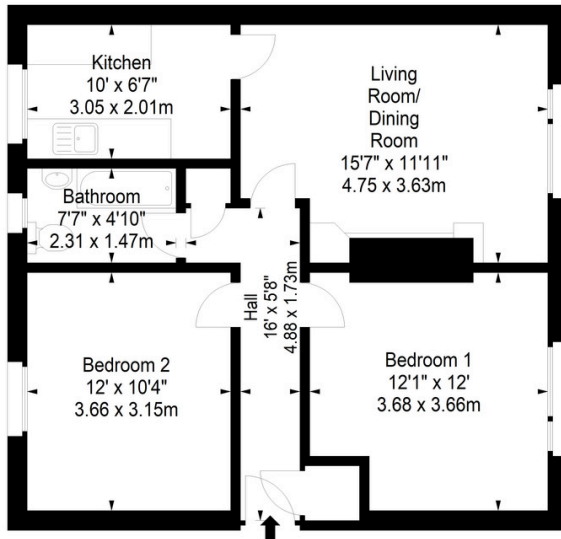
This lovely second floor flat is located in the popular residential area of Brunstane to the east of Edinburgh, close Fort Kinnaird Retail Park with its wide selection of shops, restaurants, leisure facilities and a cinema and also a short distance to Portobello which boasts the popular beach and Promenade. There are excellent transport links to the city by rail and bus and good access to the City Bypass. An ideal investment property, the accommodation has been freshly decorated and fitted with new carpets and comprises; welcoming entrance hallway with fitted cupboards offering additional storage, bright and airy living/dining room, separate kitchen, two generous double bedrooms and modern bathroom. The property is fully double glazed and has electric heaters. There is a shared garden to the rear and free on-street parking in the area. Included in the sale are fitted carpets, floor coverings and cooker. All appliances included above are sold as seen with no warranty provided.



**Magdalene Gardens,  
Edinburgh,  
Midlothian, EH15 3DG**



Approx. Gross Internal Area  
646 Sq Ft - 60.01 Sq M  
For identification only. Not to scale.  
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Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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