



41 Magdalene Drive
Brunstane, EH15 3BG

Deans 
Solicitors & Estate Agents LLP



MID TERRACED HOUSE

- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- On-Street Parking
- EPC Rating – D



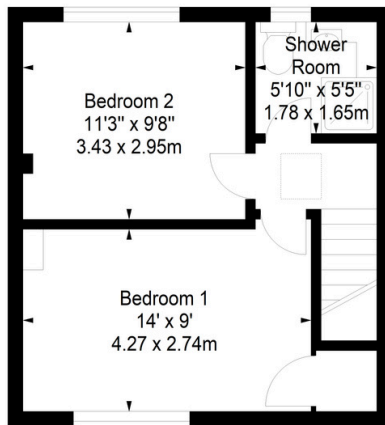
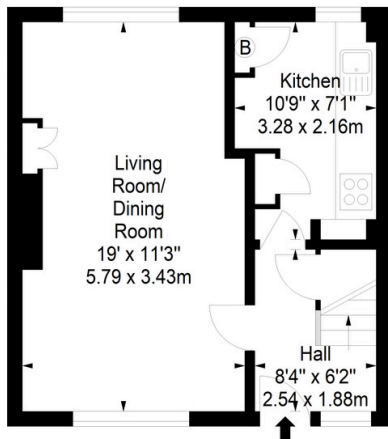
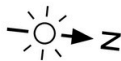
Forming part of a quiet residential estate, this lovely and well-presented mid terraced villa is situated within the sought after location of Brunstane. The property is within easy reach of a variety of excellent amenities, A1 motorway and Brunstane Railway Station providing access to the South with a regular public transport service travelling to the City Centre. In move-in condition the property would make an ideal purchase for the young professionals and comprises: welcoming entrance hallway with under stair storage cupboard, attractive dual-aspect sitting/dining room, modern kitchen with door to the rear garden, upstairs leads to two delightful double bedrooms and stylish fully tiled shower room. There are well maintained gardens to the front with a large enclosed rear garden with paved patio area. Further benefits include on-street parking, gas central heating and double glazing. All fitted floor coverings will be included in the sale together with the curtains, free standing gas cooker, fridge freezer and washing machine. All appliances are sold as seen with no warranty provided.



**Magdalene Drive,
Edinburgh,
Midlothian, EH15 3BG**



Approx. Gross Internal Area
674 Sq Ft - 62.61 Sq M
For identification only. Not to scale.
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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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