



Flat 6, 2 Magdalene Avenue
Brunstane, EH15 3BP

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Communal Rear Garden
- Free On-Street Parking
- Gas Central Heating
- EPC Rating – C



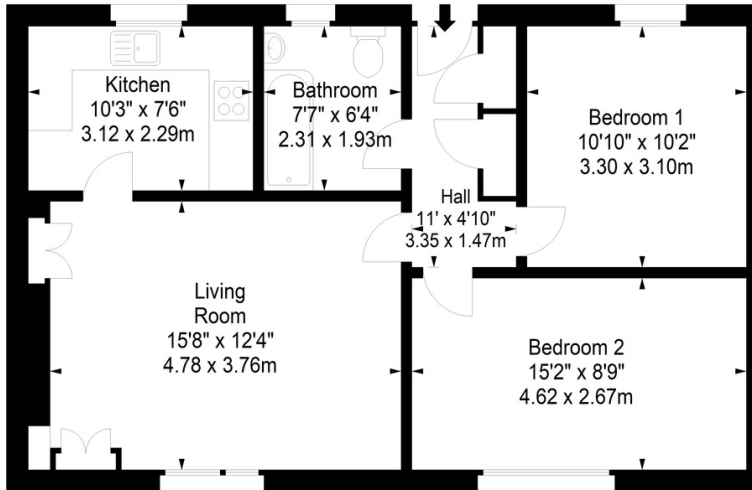
This well-presented first floor flat is located in the highly desirable Brunstane area. Ideally positioned close to a wide range of excellent amenities, including Fort Kinnaird Retail Park, the A1 motorway, and Brunstane Railway Station, which offers convenient access to the south and regular public transport links to the City Centre. The accommodation comprises a welcoming entrance hallway, a bright and spacious living room, a separate kitchen, two generously sized double bedrooms, and a bathroom with a shower over the bath. Externally, the property benefits from a communal rear garden and ample free on-street parking. Additional features include a secure entry system and gas central heating. Included in the sale are fitted carpets and floor coverings, an oven, hob, extractor hood, fridge-freezer, and washing machine. All appliances are sold as seen, with no warranty provided.



Magdalene Avenue,
Edinburgh,
Midlothian, EH15 3BP



Approx. Gross Internal Area
663 Sq Ft - 61.59 Sq M
For identification only. Not to scale.
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First 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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