

4 (flat 3) Magdalene Gardens, Brunstane, Edinburgh, EH15 3DQ



### Description

An ideal opportunity has arisen to acquire a good sized three bedroom dual-facing first floor flat commanding a quiet cul-de-sac setting within the desirable district of Brunstane, conveniently placed for an excellent range of amenities and super transport links. The property would make an excellent first purchase or buy to let investment and offers comfortable and light filled living space which comes with the added attraction of a private area of garden to the rear.

- Hallway
- Living/dining room
- Fitted kitchen
- Three double bedrooms
- Bathroom consisting of a white three-piece suite with shower
- Gas central heating and double glazing
- Secure entry system
- Private garden to the rear with additional shared drying green
- On street parking

### Extras

The oven, hob, cooker hood, washing machine and fridge/freezer are included. Interested parties should note that no warranties or guarantees will be provided for the working order of the appliances.

**EPC Rating: C**

### Price and Viewing

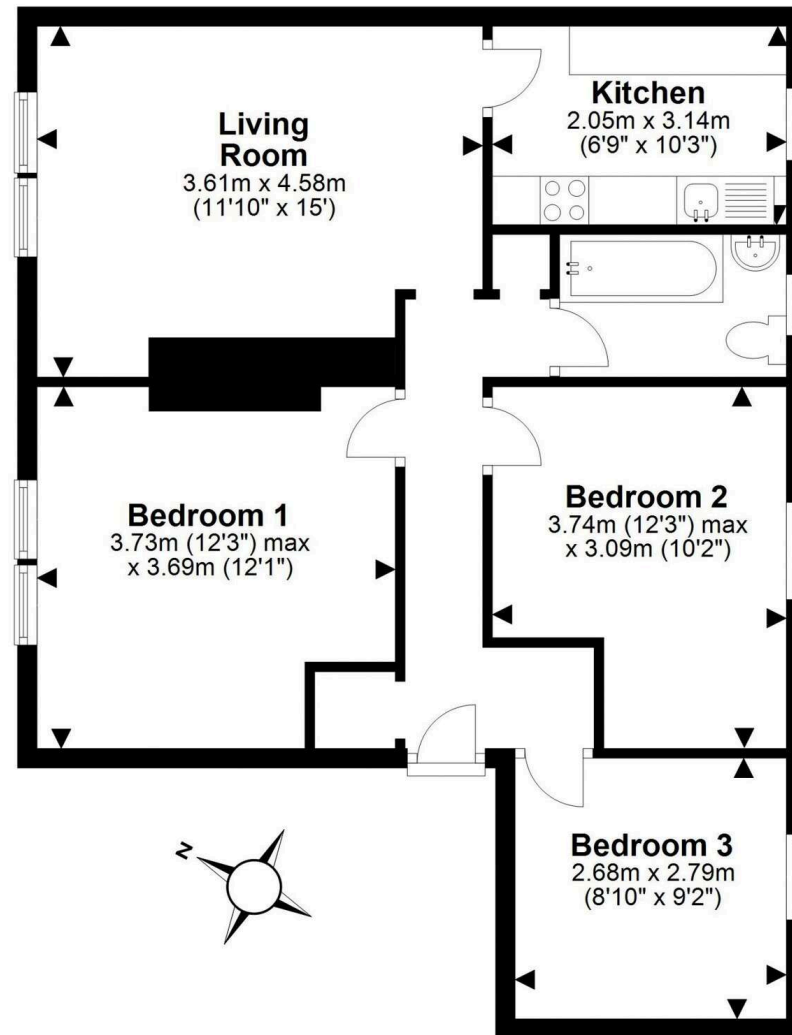
For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

Owing to its idyllic setting, surrounded by mature woodland and fields, residents of Brunstane can enjoy a wonderful outdoor lifestyle. 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.





For details of the total internal floor area, please refer to the property's Home Report.  
 This plan is for illustrative purposes only and should be used as such by a prospective buyer.  
 PlanUp 2024  
 Plan produced using PlanUp.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

