

120 Magdalene Gardens, Brunstane, Edinburgh, EH15 3DR





### Description

An excellent opportunity has arisen to acquire this rarely available three bedroom end terrace house set within a generous garden plot. Commanding an enviable position within the popular residential area of Brunstane which lies to the east of the City Centre, close to excellent amenities, schooling, and commuter links. The property would make an ideal family home and offers generously proportioned and versatile living space which now benefitting from modernisation and cosmetic upgrading.

- Hallway
- Dual-facing living room with patio doors to rear garden
- Kitchen
- Dining room/bedroom 4
- Three good sized double bedrooms
- Bathroom with shower over the bath
- Separate WC
- Attic storage
- Gas central heating and double glazing
- Substantial rear garden
- Driveway

### Extras

The blinds, light fittings, oven, hob, extractor fan, dishwasher, washing machine, garden furniture and garden shed is included.

**EPC Rating: C**

### Price and Viewing

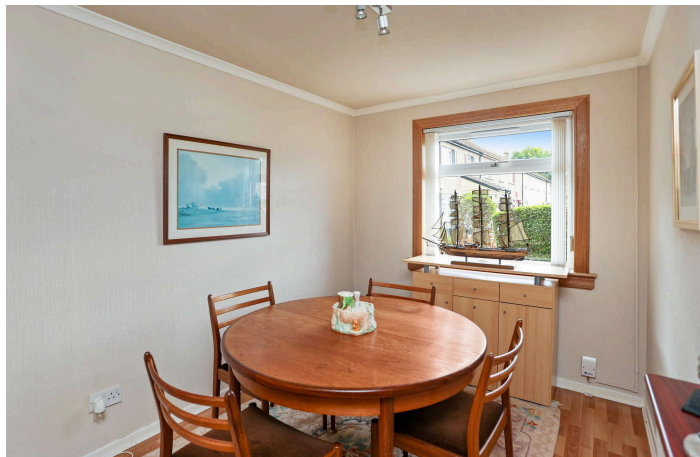
For price and viewing information or further details on this property please contact us on 0131 557 3188.



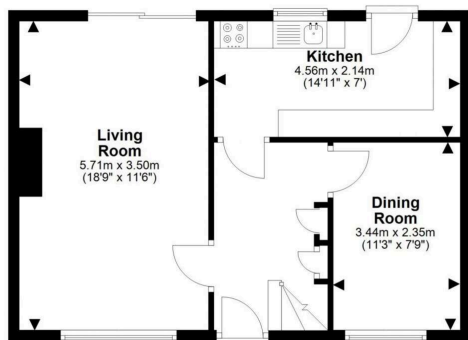


## Location

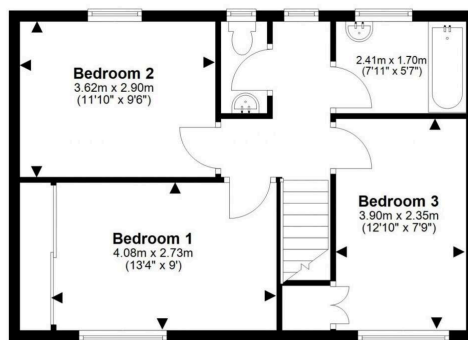
Owing to its idyllic setting, surrounded by mature woodland and fields, residents of Brunstane can enjoy a wonderful outdoor lifestyle. Brunstane is served by fantastic local amenities, particularly in neighbouring Portobello, which is just a five minute drive away. The seaside town's bustling main street 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.







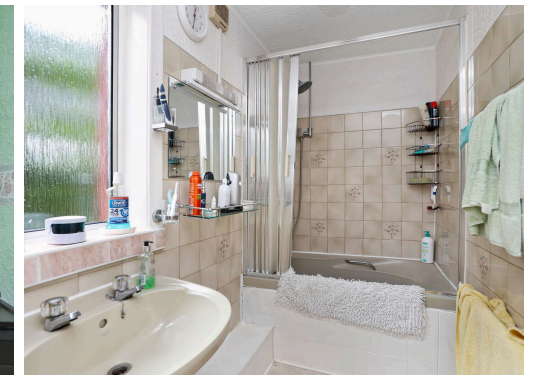
Ground Floor



First Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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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.

espc