



boyd property

77 Magdalene Gardens
EDINBURGH | EH15 3DS

77 Magdalene Gardens

EDINBURGH | EH15 3DS

Description

An excellent opportunity has arisen to acquire this well proportioned 2-bedroom end terrace house, situated 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 fantastic property is offered to the market in excellent order and will make an ideal starter home for a professional, a young family or perhaps someone who is looking to downsize from a larger family home. The accommodation briefly comprises of an entrance hall, a light and spacious lounge with feature fireplace, a modern fitted kitchen with ample base and wall mounted units that are complimented with lovely worktops surfaces with integrated appliances. The conservatory provides a dedicated space for dining and entertaining. A carpeted staircase leads to the first-floor landing which gives access to two good sized double bedrooms and a contemporary shower room, fitted with a white suite and glass shower cubicle with mains operated shower. The property further benefits from gas central heating, double glazing, good storage facilities, private gardens to the front and rear and a driveway to the front provides off street parking. Viewing is highly recommended to fully appreciate what this lovely home has to offer.

Location

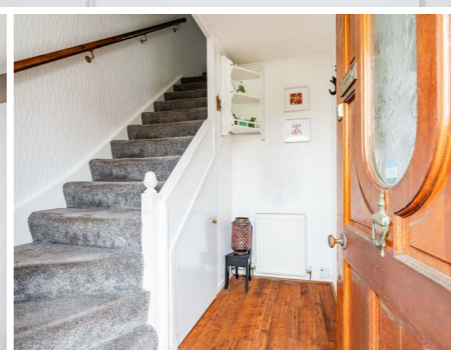
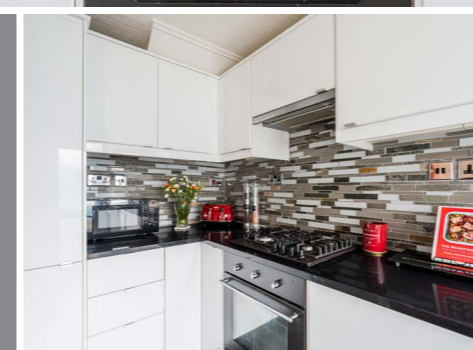
The property is situated within the desirable district of Brunstane which lies to the east of Edinburgh City Centre and offers good day to day amenities. Also, within easy reach there are a good assortment of pleasant outdoor spaces including Portobello beach, Figgate Park, Duddingston Loch and Arthur's Seat. The charming conservation area of Duddingston Village is within close proximity, as are Craighentilly and Prestonfield golf courses. There are excellent commuter links to Edinburgh City Centre and beyond via Brunstane train station, the City Bypass and a frequent bus service. Further amenities can be found in Edinburgh City Centre, The Fort Kinnaird retail park which offers a good choice of high street stores and nearby Asda superstore at The Jewel.

Extras

All fitted floor coverings, integrated appliances in the kitchen, in addition to the curtain, blinds and light fittings. It should be noted that the shelving in the lounge will be removed.



“ The fantastic property is offered to the market in excellent order and will make an ideal starter home for a professional, a young family or perhaps someone who is looking to downsize from a larger family home. ”

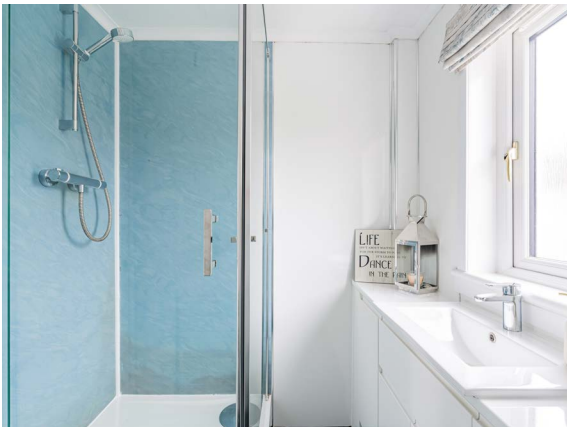


Features

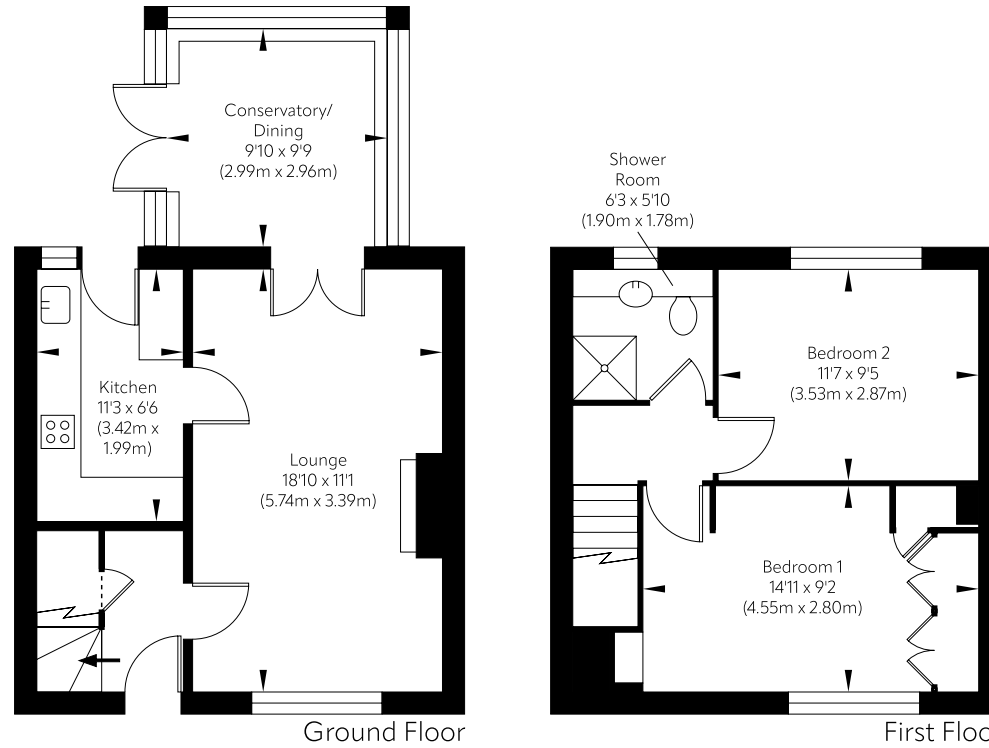
- Entrance hall
- Lounge
- Kitchen
- Conservatory
- Upper landing
- 2 Bedrooms
- 1 Shower room
- Double glazing
- Gas central heating
- Good storage facilities
- Private gardens to front & rear
- Driveway



For price and viewing information please scan the QR code.
All our property home reports can be accessed instantly via www.espc.com.
This report will provide in depth information on the property and costs such as service charges, factor fees or other associated costs relating to the property.



Approx. Gross Internal Floor Area 72.89 Sq M / 785 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
 All measurements are approximate. Not to scale. For identification only.
 © 2024 planography.co.uk



Boyd Solicitors 21-22 Queensferry Street | Edinburgh | EH2 4RD

T: 0131 226 7464 F: 0131 226 7242

E: sales@boyd-property.com W: www.boysolicitors.com

1 Townsend Place | Kirkcaldy | KY1 1HB

T: 01592 858 466



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses.