

124 MAGDALENE GARDENS

Brunstane Edinburgh
EH15 3DR





Welcome to this charming two double bedroom terraced house, perfect for first-time buyers or as a lucrative investment for new or existing landlords. Situated in the sought-after area of Brunstane in Edinburgh, this property offers a comfortable and modern living space with excellent local amenities and transport connections.

Upon entering, the welcoming hallway leads directly to a well-appointed kitchen, equipped with neutral-coloured cupboards that provide ample storage space and built-in appliances for convenience. The

spacious lounge, located on the left-hand side, benefits from natural light streaming through two large windows that overlook the front and back gardens. The light-coloured wooden slat flooring adds a warm and contemporary touch to the living area.

A staircase leads to the upper landing, providing access to two spacious and bright double bedrooms, of which one is offering ample storage space, ensuring a clutter-free environment. The modern bathroom is fully tiled and features both a bath and a shower, providing a luxurious and functional space.

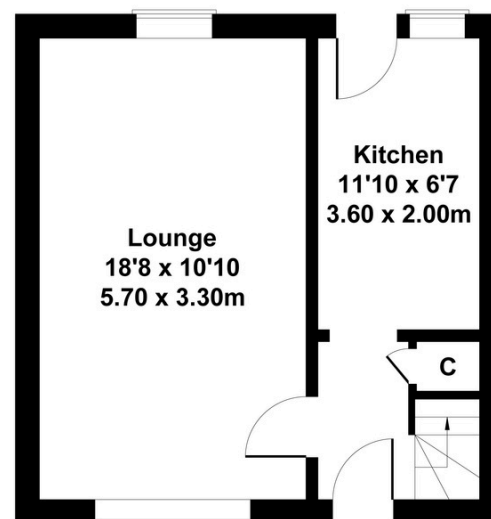
The property benefits from Gas Central Heating, ensuring a warm and cozy home, and double glazed windows throughout, enhancing energy efficiency and noise reduction. With a Council Tax Band of B and an EPC rating of C, this property is both economical and environmentally friendly.



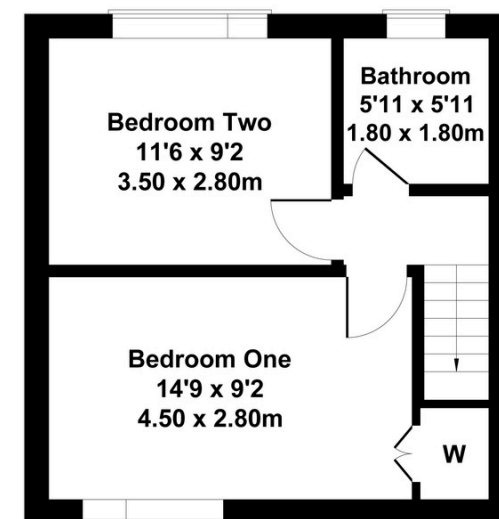
Key Features:

- **Ideal for First-Time Buyers:** This charming 2-bedroom terraced house is perfect for those looking to take their first step onto the property ladder.
- **Two Private Gardens:** Enjoy the luxury of having both a front and a back garden. The enclosed, spacious back garden is ideal for outdoor relaxation, gardening, and entertaining guests.
- **Spacious Interiors:** Both the bedrooms and the lounge are generously sized, providing ample living space and comfort.
- **Investment Potential:** An excellent opportunity for new or existing landlords to expand their portfolio with a property that promises good rental yield and capital growth.
- **Good Transport Links:** Benefit from excellent transport connections, making commuting and traveling easy and convenient.
- **Local Amenities:** Close to local shops, schools, and parks, providing everything you need within a short distance.

Brunstane is a well-connected and vibrant suburb in eastern Edinburgh, offering a variety of local amenities. Within a short walking distance, you'll find an Asda Supercentre for all your grocery needs. The nearby Fort Kinnaird Shopping Centre offers a wide range of stores, including Marks & Spencer, TK Maxx, and Next, as well as various restaurants. The Edinburgh City Bypass provides quick access to other parts of the city and beyond, and the beautiful Portobello Beach is just a short distance away, perfect for leisure and recreation. For families, the area offers excellent educational facilities. Nearby nurseries include Cherrytrees Nursery and several options listed by the City of Edinburgh Council. Brunstane Primary School and Portobello High School are within easy reach, providing quality education at both primary and secondary levels. Additionally, higher education institutions such as Edinburgh College and Queen Margaret University are easily accessible. This delightful property combines modern living with convenience, making it an ideal choice for those looking to establish a comfortable home or expand their property portfolio.



GROUND FLOOR



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