



6/4 Magdalene Avenue, Edinburgh

Offers Over **£160,000**



6/4 Magdalene Avenue

Edinburgh, Edinburgh

Piotr Nasciuk and RE/MAX Edinburgh present the bright first-floor flat near Portobello Beach and Fort Kinnaird — spacious, stylish, and well-located with great transport links to Edinburgh city centre

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Spacious two-bedroom flat in the desirable Magdalene area, EH15 3BP, Edinburgh
- Attractive living room with exposed brick chimney, large window and warm oak-style flooring
- Excellent transport links nearby: close to Brunstane train station and serviced by several local bus routes
- Close to local amenities including supermarkets, schools and parks in the East Edinburgh / Duddingston area
- Ideal for first-time buyers or as a comfortable commuter home with potential for personal touches and light refresh



Princiapl Bedroom

12' 6" x 9' 6" (3.82m x 2.90m)

This beautifully designed bedroom combines modern comfort with a touch of rustic charm. A striking wooden feature wall adds warmth and texture, creating a welcoming atmosphere. The large window allows plenty of natural light to filter in while offering serene views of the greenery outside. Black-out curtains and dark accent walls provide a chic contrast and ensure restful nights. The contemporary light fixture and sleek grey upholstered bed add a modern edge, while the full-length mirror and soft ambient lighting enhance the sense of space and relaxation. Perfect as a private sanctuary for peaceful rest or cozy movie nights, complete with a wall-mounted projector for your entertainment.

Bedroom

10' 11" x 11' 1" (3.33m x 3.37m)

Located just to the right of the entrance, this beautifully refreshed bedroom offers a calm and contemporary atmosphere. Finished in soft grey tones with a freshly painted white ceiling, the space feels bright and airy. A large window opposite the door fills the room with natural light, while the warm, wood-colored flooring adds a cozy and welcoming touch. On the left side of the entrance, a generously sized built-in wardrobe provides excellent storage space, with mirrored doors that enhance the sense of depth and brightness in the already spacious room. Perfect as a main bedroom or a stylish guest retreat, it combines comfort, functionality, and modern design.





Bathroom

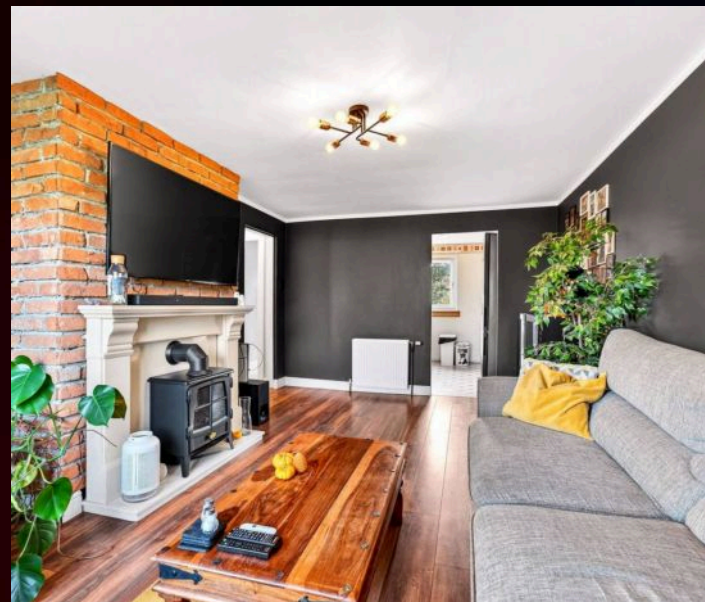
6' 1" x 9' 6" (1.86m x 2.90m)

This charming bathroom combines functionality with a clean, modern look. One wall is beautifully painted in a soothing blue tone, adding a touch of color and freshness to the space. The white tiles above the bathtub extend all the way to the ceiling, creating a bright and polished finish. It features a bathtub with an electric shower, a toilet, a wash basin, and a sleek ladder-style heated towel rail. Well-maintained and thoughtfully designed, this bathroom feels both inviting and practical – a perfect place to start and end your day in comfort.

Kitchen

7' 11" x 8' 11" (2.42m x 2.71m)

This spacious kitchen offers plenty of natural light, enhanced by a large window that fills the room with warmth. Finished with beige floor tiles and matching wall tiling, it creates a bright and neutral backdrop suitable for any style. Generous countertop space provides ample room for cooking and meal preparation, while numerous cabinets ensure excellent storage throughout. Conveniently located just off the living room, this kitchen is both practical and welcoming – ideal for everyday family use. While perfectly functional as it is, it also presents a great opportunity for a light refresh to suit your personal taste and style.



Living room

11' 2" x 16' 10" (3.41m x 5.14m)

This beautifully presented living room is full of character and warmth, creating the perfect space to relax or entertain. Featuring rich wooden flooring and a statement exposed brick fireplace, the room blends modern comfort with a touch of rustic charm. The large front-facing window floods the space with natural light, complemented by elegant dark walls and vibrant mustard curtains that add a bold, contemporary flair.



GARDEN

The property also benefits from a large communal garden, providing a quiet and peaceful outdoor space for all residents. It's perfect for playing ball games, hanging out laundry, walking dogs, or simply relaxing, offering a rare combination of space, privacy, and community.

GARAGE

5 Parking Spaces

Parking is convenient and flexible. There is free on-street parking available with no restrictions, making it easy to find a space nearby. In addition, there is a designated parking area close to the property for added convenience.

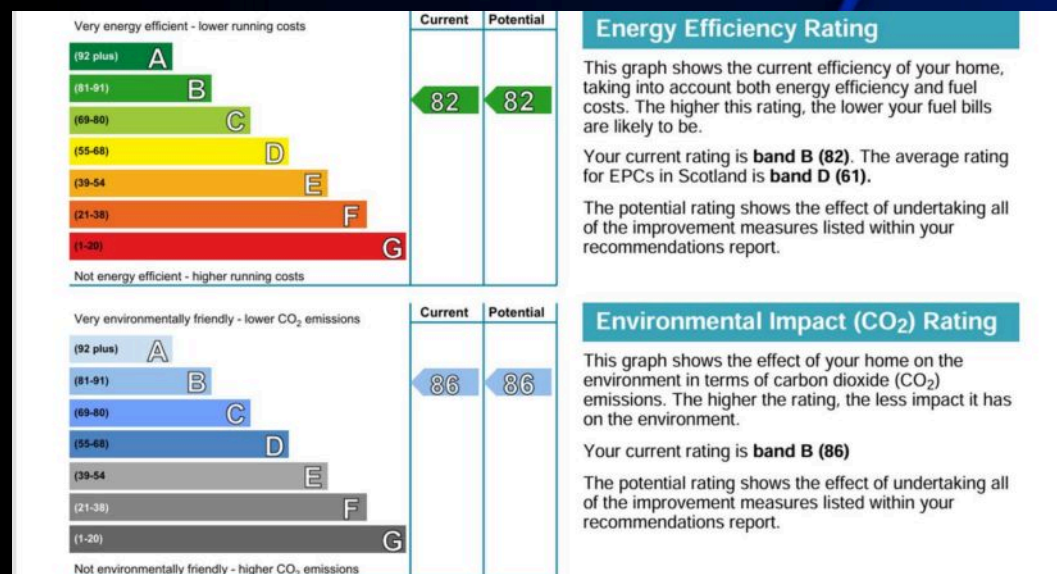


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Approx. Gross Internal Floor Area 623 sq. ft / 57.88 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property





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