



Brunstane

3/3 Magdalene Medway
EH15 3EA



First Floor Flat (Buzzer 3)

OFFERS OVER £140,000

- Hallway
- Living room
- Kitchen
- 2 double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Communal gardens
- On street parking



Viewings - by appointment call
Beveridge & Kellas on - 0131 554 6321



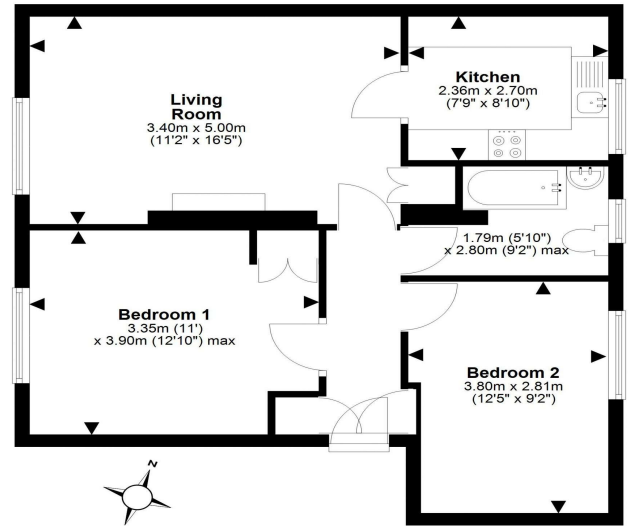






Viewing is highly recommended for this 2 bedroomed first floor flat ideal for a first-time buyer or investor alike. The property is well located to take advantage of good shopping facilities at both Fort Kinnaird Retail Park and Portobello. Local recreational facilities include several golf courses, Holyrood Park, Portobello beach with promenade, multi-screen cinema and fitness gyms. There is easy access to the city centre from a good public transport service along with park and ride train stations also available nearby. The A1, City Bypass and motorway networks are also within easy reach.

Accessed via a secure shared stairwell, this flat opens to a welcoming hallway with an Entryphone, 2 handy built in cupboards and much of the accommodation off. To the front of the flat is the living room with the kitchen off. The rear facing kitchen has base and wall units, integrated oven and gas hob, as well as freestanding washing machine. To the front of the flat is a double bedroom, and a second double bedroom is found to the rear. Completing the flat is a rear facing bathroom which is has splashboard walls, WC, wash hand basin and a bath with an overhead electric shower unit.



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.

Additional benefits include double glazing, gas central heating, a communal rear garden, and unrestricted on street parking.

EXTRAS

Extras include all aforementioned white goods, any curtains/blinds, carpets and light fittings (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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