



Brunstane

37 Magdalene Drive
EH15 3BG



Extended terraced house

Offers over £210,000

- Welcoming hallway
- Spacious living room
- Dining room extension
- Gallery style kitchen
- 2 double bedrooms
- Family bathroom
- Double glazing
- Gas central heating
- Large private rear garden
- Summerhouse/ home office
- Private driveway
- Unrestricted on street parking in area
- Private attic
- Solar panels

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





Viewing is highly recommended for this extended 2 bedroomed terraced house. 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.

The property is entered via a welcoming hallway with stairs to the upper level, handy under stair cupboard, and the kitchen and living room off. The bright and spacious living room is front facing and has the dining room off. The dining room is situated to the rear and benefits from built in storage cupboards, tiled floor with the kitchen off and gives direct access to the rear garden. The galley style kitchen has base and wall units, an integrated oven with gas hob, washing machine, fridge freezer and dishwasher. Upstairs the landing gives access to the rest of the accommodation and has a hatch to the attic space. A double bedroom with fitted wardrobes and a built-in cupboard can be found to the front and second double bedroom is situated to the rear. Completing the accommodation is the modern rear facing bathroom which is fully tiled and has a W.C with concealed cistern, wash hand basin within a vanity unit, and a bath with an overhead shower unit.

The property enjoys a large private rear garden with a decking area ideal for al fresco dining, a lawn with shrub borders, large shed, and a modern summerhouse with electricity which is currently used as a home office space.

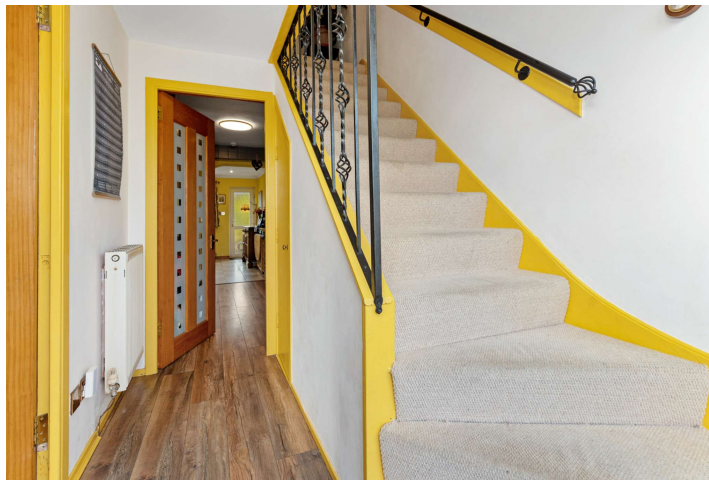
Additional benefits include double glazing, gas central heating, a private driveway, solar panels, and a private attic space.

EXTRAS

To include all aforementioned white goods, carpets, any curtains/blinds and light fittings (no warranties to be given). Other items of furniture are open to separate negotiation

OFFERS

Offers over £210,000 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.







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.

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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