



6-6 Magdalene Place
Edinburgh
EH15 3BJ

Home

SALES & LETTINGS

6-6 MAGDALENE PLACE
EDINBURGH



TWO



ONE



STREET

CLOSE TO PARKS

TOP FLOOR
APARTMENT

INVESTMENT
OPPORTUNITY

QUIET
NEIGHBOURHOOD







Tucked away within a quiet residential setting, this top floor apartment presents a wonderful opportunity for anyone seeking a project with promise.

One of only six properties within the building, this property offers the perfect balance of practicality and potential – ideal for those ready to add their own style and value.

The property has served as a much-loved rental home for several years and, while now requiring refurbishment, key fundamentals are already in good order. The heating and electrics have been well maintained, providing a solid starting point for modernisation. With upgrades to the kitchen, bathroom, flooring, and décor, this could become a bright and comfortable home once more.



01 → **2 BEDROOMS**

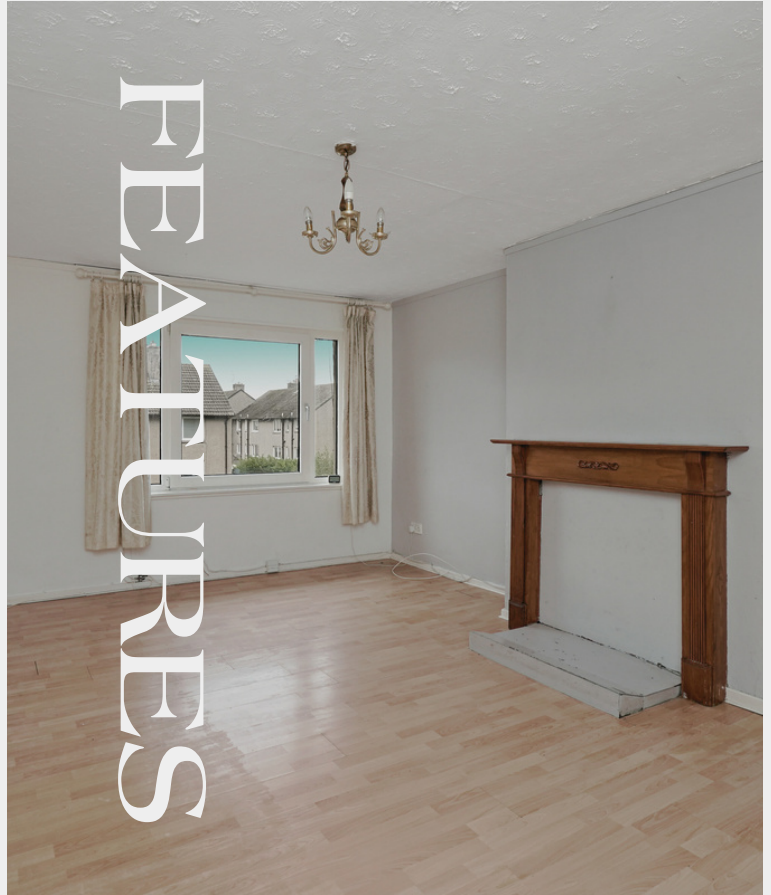
02 → **LIVING/DINING**

03 → **LIGHT FILLED**

04 → **REQUIRES REFURB**

05 → **SPACIOUS**

FEATURES

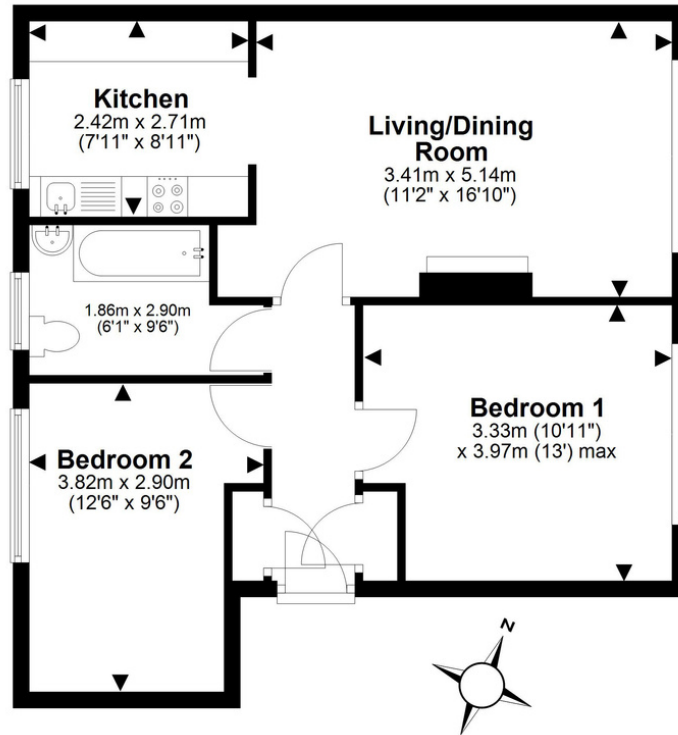




ACCOMMODATION

Well-proportioned throughout, the layout offers flexibility and the scope to reimagine each space to suit your lifestyle. The windows invite natural light across the rooms, enhancing the sense of openness that makes the apartment so appealing..





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.



Discover 6/6 Magdalene Place

Outside, the area benefits from excellent transport links, local amenities, and easy access to both Portobello and the city centre – making this a convenient base for commuting, letting, or first-time ownership. Whether you are an investor seeking a rewarding project, or a homeowner with vision, 6/6 Magdalene Place represents a rare chance to purchase at a reasonable price and create something truly your own.

A move-in fixer-upper with potential, ready to be transformed into your next chapter.

Vendor Statement

“We purchased this property as an investment, and it has served us very well over the years.

The property has consistently delivered positive yields and has been easy to manage, with very little required in the way of maintenance. It has been a reliable and rewarding investment in an area that has always attracted good tenants.

Now, after several successful years, it feels like the right time to pass it on. Whether it continues as a rental or becomes a home to live in and update, we believe it has plenty of potential for the future.”

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