



RALPH SAYER
SOLICITORS & ESTATE AGENTS

6/5 Magdalene Avenue

Duddingston, Edinburgh EH15 3BP

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Nestled in a quiet residential estate, this two-bedroom second floor flat, offers generously proportioned accommodation, along with private south-facing garden plot, shared drying green and private store (on ground floor). Beautifully presented, with stylish decor and ready to move-in the property is sure to appeal to a wealth of buyers and lies conveniently close to excellent amenities, schools, transport links, and open spaces, with the heart of the city within easy reach.

Extras: all fitted floor coverings, window coverings, and all kitchen appliances (excluding the washing machine) will be included in the sale.

Property Summary

- Second floor flat
- Spacious lounge/diner
- Fitted kitchen
- Two double bedrooms
- Three-piece bathroom
- Attic space
- Gas central heating & double glazing
- Private south-facing garden plot & shared drying green to rear
- Private secure store on ground floor
- Unrestricted on-street parking
- EPC Rating - C | Council Tax Band - B

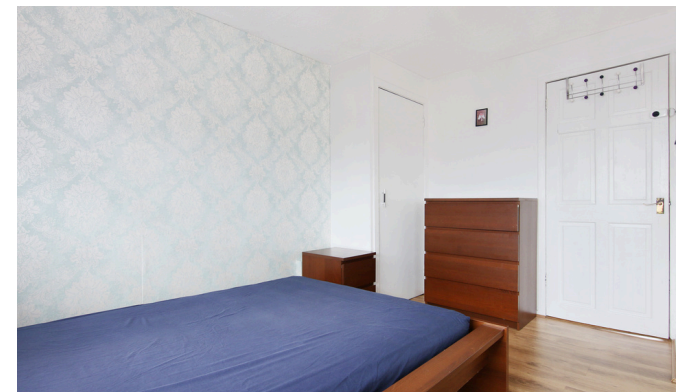


Home Report Value - £150,000





Spacious
two bedroom
flat in quiet
residential area





PRIVATE SOUTH-FACING GARDEN PLOT IN FRONT OF SHARED DRYING AREA.

Let us help you find your next
dream property!



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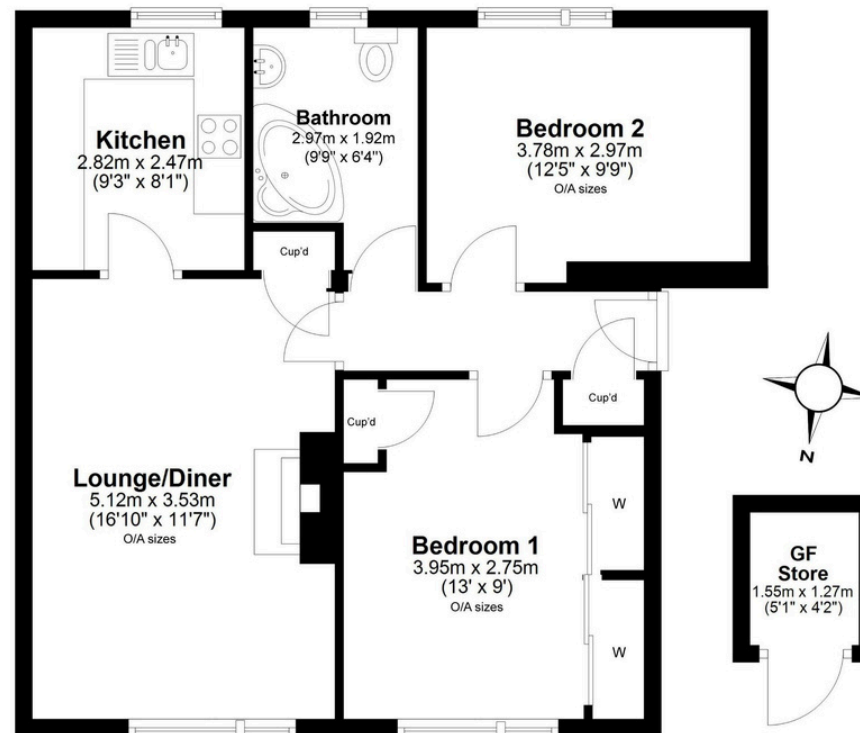


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Second Floor

Approx. 60.4 sq. metres (650.1 sq. feet)

Location

Duddingston is a highly desirable, residential suburb, lying just east of the city centre. At its heart is the charming, conservation village of Duddingston, formerly part of a 12th Century Estate, encompassing the present Holyrood Park, Arthurs Seat and Duddingston Loch. Local shopping at Meadowbank and Portobello cater for your day to day needs, with more extensive shopping found at Fort Kinnaird. Nearby Portobello offers the beach and promenade, along with its swim centre and Turkish baths, while the lovely Figgate park provides leisure opportunities, along with Duddingston and Prestonfield golf courses. There is excellent schooling locally, from primary through to secondary. Easy access into the city centre, by way of regular bus services or by car, and the A1 and city by pass are within easy reach. Brunstane train station is nearby (15 min walk).