



108 Magdalene Gardens
BRUNSTANE | EDINBURGH | EH15 3DR


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Charming three-bedroom terraced family home benefitting from a large, private rear garden, situated in the popular residential area of Brunstane, east of Edinburgh's city centre.

This lovely home offers well-planned and flexible accommodation over two levels and will offer immense appeal to those looking for a family home. The living/dining room is of a good size and is flooded with natural light, providing a great space for entertaining friends and family. The separate, contemporary kitchen benefits from gas hob and a good amount of cupboard storage, and from here access is provided to the south-facing, rear garden.

On the first floor, all three bedrooms are well-sized, with each room having the potential to be employed as a home office, study or gym, giving the property a good degree of flexibility. A family bathroom completes the accommodation internally.

Offering easy access to excellent public transport links, and with excellent local amenities including Fort Kinnaird shopping centre, early viewing is highly recommended.

- Three-bedroom terraced home
- Popular location
- Excellent local amenities
- Large living/dining room
- Kitchen
- Three well-sized bedrooms
- Family bathroom
- Front and rear garden

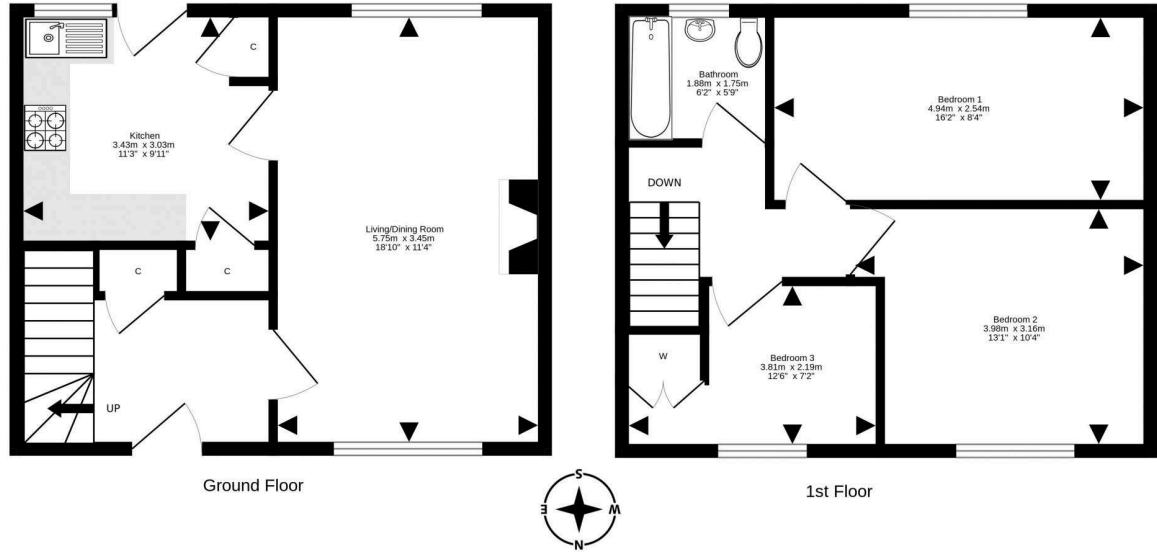
Curtains, blinds, kitchen appliances are included in the sale. Items of furniture in the living/dining room and bedrooms, as well as gardening equipment, can be included if required. EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Brunstane is a suburb which lies to the east of Edinburgh City Centre. The area is well served by an excellent range of amenities including an Asda Hypermarket and Fort Kinnaird Retail Park at Newcraighall. Further leisure and recreational amenities can be found at neighbouring Portobello and Musselburgh. Schooling is well represented from nursery to senior level, Brunstane and St John's primaries and Portobello High School in the area, and Queen Margaret University and Jewel and Esk Valley College catering for the more mature student. An efficient public transport network is on hand, which operates to most parts of the town. Brunstane railway station is close by and the A1, City Bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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