



41 Magdalene Gardens
BRUNSTANE | EDINBURGH | EH15 3DN


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Set on a quiet street moments from Portobello beach, Arthur's Seat and Fort Kinnaird is this spacious terraced house. Boasting a large rear garden, free on street parking, gas central heating and double glazing this property with light modernisation would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboard, bright dual aspect lounge with generous dining space, a contemporary kitchen with attractive units and following upstairs there are two double bedrooms and a shower room. Externally the long back garden is fully enclosed and mainly laid to lawn.

- Quiet well-connected location
- Terraced two bedroom house
- Private front and rear gardens
- Welcoming hallway
- Bright dual aspect lounge
- Contemporary kitchen
- Two double bedrooms
- Shower room
- Gas central heating
- Double glazing

Extras: The blinds, curtains, washing machine, integrated fridge, integrated freezer, integrated oven, induction hob and extractor hood will be included. EPC Rating Band D.

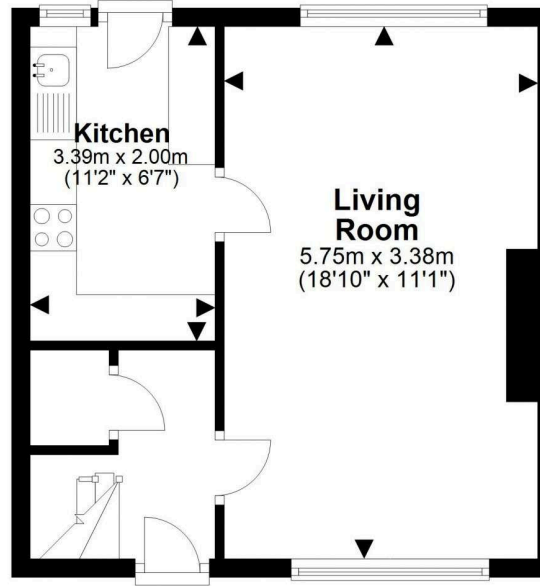


PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

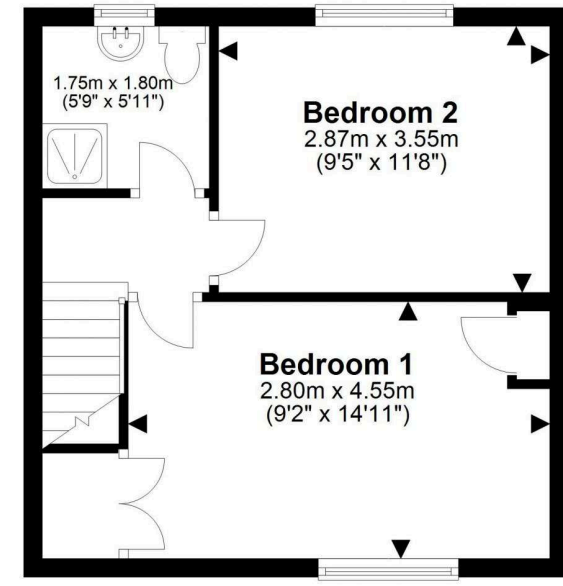


The property is located in the sought-after Brunstane area of Edinburgh which lies to the east of the City Centre. The location is well served by an excellent range of amenities including an Asda Hypermarket at the Jewel and Fort Kinnaird Retail Park at Newcraighall. Further leisure, sporting and recreational amenities can be found at neighbouring Portobello and Musselburgh. Schooling is well represented from nursery to senior level, with the Jewel and Esk Valley College catering for the more mature student, and Queen Margaret University just a little further afield. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. Brunstane railway station is close by and the A1, City Bypass and main motorway networks are also within easy reach.





Ground Floor



First Floor

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