

campbell
smith

11 Magdalene Avenue,
Edinburgh,
EH15 3BL



- South facing end terraced villa
- Sitting/dining room with French doors
- Kitchen
- 2 double bedrooms
- Shower room
- Gas central heating
- Double glazing
- Good sized front garden
- Generous rear garden which may offer the potential to extend, subject to obtaining the necessary permissions

Offers Over : £175,000













**Magdalene Avenue,
Edinburgh,
Midlothian, EH15 3BL**



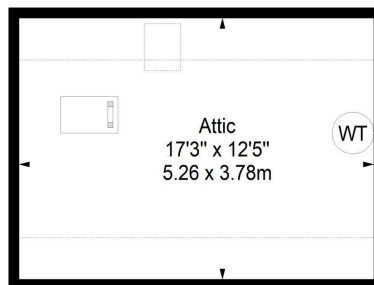
Approx. Gross Internal Area
676 Sq Ft - 62.80 Sq M

Attic

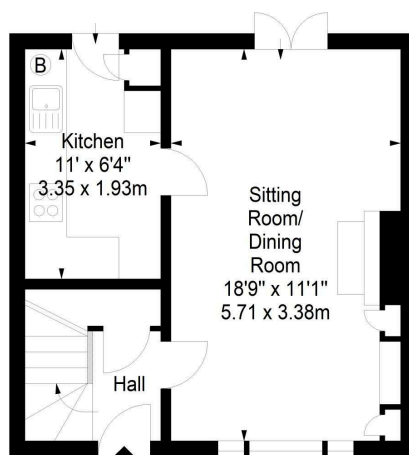
Approx. Gross Internal Area
213 Sq Ft - 19.79 Sq M

For identification only. Not to scale.

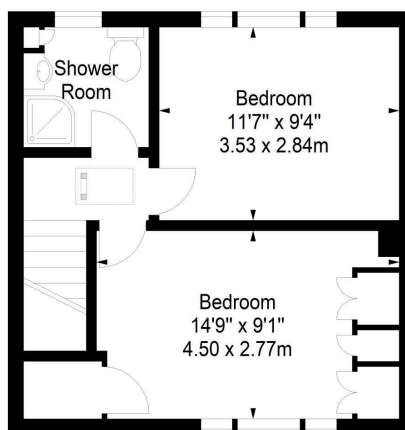
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Ground Floor



First Floor



Extras

The fitted carpets, curtains, blinds, kitchen white goods, fitted furniture, sofa, chair & garden shed are included. No warranty is given regarding the services, systems or any appliances. The electric fire in the sitting/dining room does not work



Buses

Duddingston Crescent - 5, 44, 69, 113, 124, N107, N113, N124



Shops

Local convenience store on Magdalene Drive, Milton Road West, Asda at the Milton Link, Fort Kinnaird



Schools

Brunstane PS, St John's RC PS, Portobello HS, Holy Road RC HS



Parking
On street



Council Tax Band - C



EPC - D



Factor
None



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk