

FOULTERS[©]

124 MAGDALENE DRIVE

BRUNSTANE, EDINBURGH, EH15 3BE

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located on a quiet residential street within the Brunstane area, this two-bedroom terraced house is within walking distance of Fort Kinnaird, Portobello and local amenities. The home has been an investment property in recent years and is now available as a renovation project, ready for its next exciting chapter of ownership.

This spacious property has a well-proportioned living room / dining room, filled with light from windows at the front and rear, offering outlooks to the private gardens.

KEY FEATURES



Mid-terraced house in popular Brunstane.



Two bright double bedrooms.



Front and rear private gardens.



Unrestricted on street parking.



Located in the popular residential area of Brunstane.



A short walk from Brunstane train station.



EPC Rating - B



Council Tax Band - C





There is a bright kitchen with wall and base mounted cabinetry with kitchen appliances. Access to the rear garden is located here through a partially glazed door, adding more natural light. On the first floor are two spacious double bedrooms. The bathroom has a three-piece suite with bath and overhead shower. There is also attic space, which is accessed via a Ramsay ladder and has been partially floored.

The property benefits from double glazing and there are solar panels on the front roof which generate electricity.

Externally, there are private gardens to the front and rear, mainly laid with lawn.





THE LOCAL AREA

Brunstane is a residential area in the east of Edinburgh, Scotland. It is located approximately 5 miles southeast of the city centre. Brunstane is surrounded by several neighbourhoods, including Portobello, Joppa, Duddingston and Newcraighall. It is well-connected to the rest of the city via various transportation options, including bus services and nearby Brunstane train station. It offers a peaceful and family-friendly environment, with plenty of green spaces and parks nearby, such as Brunstane Gardens and Duddingston Loch.

Residents can also enjoy easy access to the beautiful sandy beaches of Portobello. There are some local amenities in Brunstane, including a few shops, cafes, and restaurants. However, for a wider range of services, residents often visit Portobello, which is just a short distance away. In Portobello, you can find supermarkets, banks, a post office, leisure facilities, and a variety of local shops and eateries.

EXTRAS

All blinds, light fittings and fitted flooring are included in the sale price.

Please note: The air source heat pump and rear roof solar thermal panels are not working and no warranty will be given for their functionality.



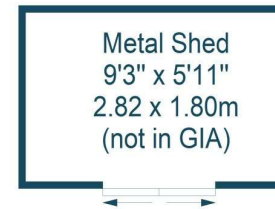
HOME REPORT VALUATION: £180,000



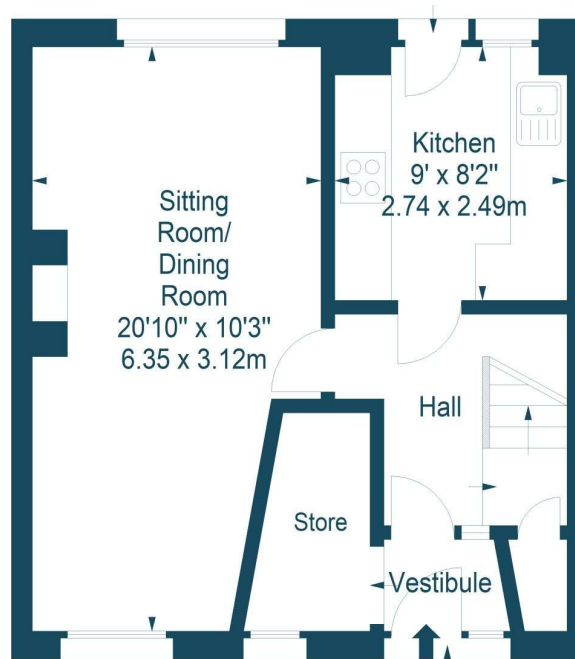
Magdalene Drive,
Edinburgh,
Midlothian, EH15 3BE



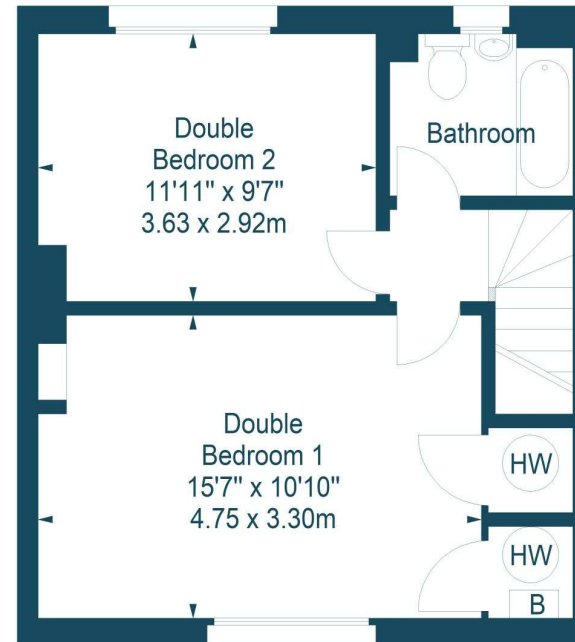
Approx. Gross Internal Area
788 Sq Ft - 73.21 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Ground Floor



First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.