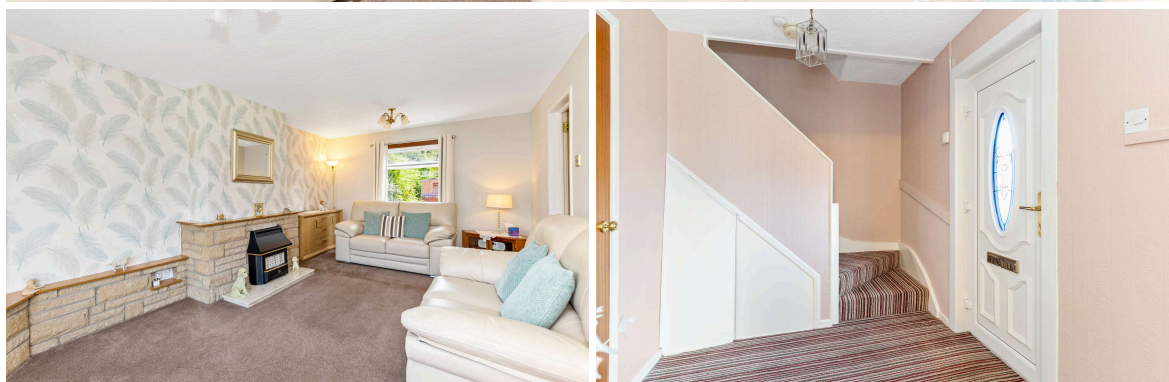




144 Magdalene Gardens,
BRUNSTANE | EDINBURGH | EH15 3DR


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144 Magdalene Gardens,

BRUNSTANE | EDINBURGH | EH15 3DR

Beautifully presented three-bedroom terraced family home in the sought-after Brunstane area, just east of Edinburgh city centre, featuring a generous private rear garden.

The property offers spacious, flexible accommodation over two levels, ideal for families, first-time buyers, or those seeking additional versatile living space. The bright open-plan living and dining area is filled with natural light, while the modern kitchen provides ample storage and direct access to the large rear garden, perfect for outdoor dining and recreation.

Upstairs are three well-proportioned bedrooms suitable for use as bedrooms, a home office, nursery, or gym, along with a contemporary family bathroom.

Well located for public transport and local amenities, including Fort Kinnaird Retail Park, this home combines comfort, convenience, and versatility. Early viewing is recommended.

- Three well-proportioned bedrooms with flexible use
- Bright and spacious living/dining area
- Large private rear garden
- Modern kitchen with direct garden access
- Excellent transport links into Edinburgh city centre
- Close to Fort Kinnaird and a wide range of local amenities

Council Tax: C , Energy Rating: C

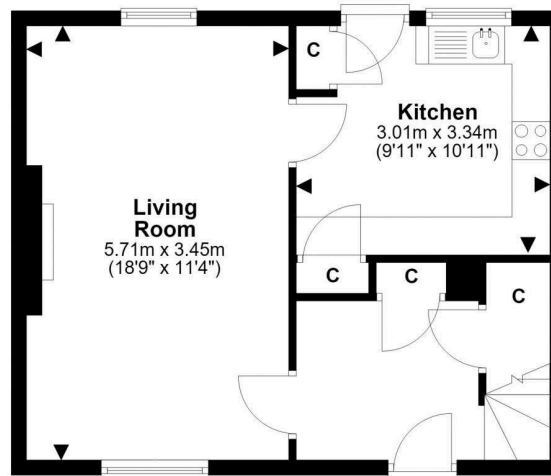
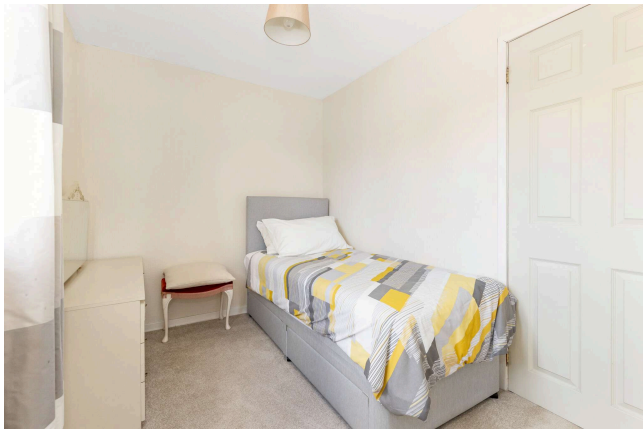
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



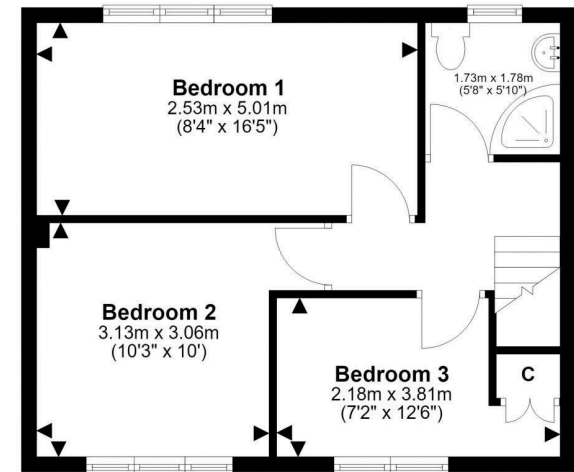
Extras: Fixtures and fittings, all blinds, curtains, chest of drawers, beds and cooker.

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, with the 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.





Ground Floor



First Floor



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