



**89 Magdalene Avenue**  
**Edinburgh, EH15 3BQ**



# *"89 Magdalene Avenue is a beautifully presented three bedroom south facing mid-terrace villa"*

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- DRIVEWAY
- FRONT & REAR GARDENS
- SUMMER HOUSE





89 Magdalene Avenue, Brunstane, Edinburgh, EH15 3BQ





### LOCATION

Brunstane is an extremely popular residential area located to the east of the city centre. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station, which is within a short walking distance, connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Bowling Club & Leisure Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course and outdoor bowling clubs. Portobello Beach is great for a relaxed stroll.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



### DESCRIPTION

89 Magdalene Avenue is a beautifully presented three bedroom south facing mid-terrace villa, offering two storey family accommodation in Brunstane. The property is in pristine condition and includes private front & rear gardens and a summer house.

Accommodation comprises: entrance vestibule; hallway; bright and spacious living/dining room with feature fireplace and patio doors leading to the rear garden; modern fitted kitchen with floor and wall units, with built in oven, gas hob and extractor hood, double bedroom one to the rear of the property and has built in wardrobes; double two; bedroom three with cupboard space and fully tiled shower room with heated towel rail.

Further benefits include gas central heating, double glazing, monoblock driveway with space for two cars, easily maintained front garden, large fully enclosed rear garden with patio area for entertaining and a large summer house.

### EPC RATING

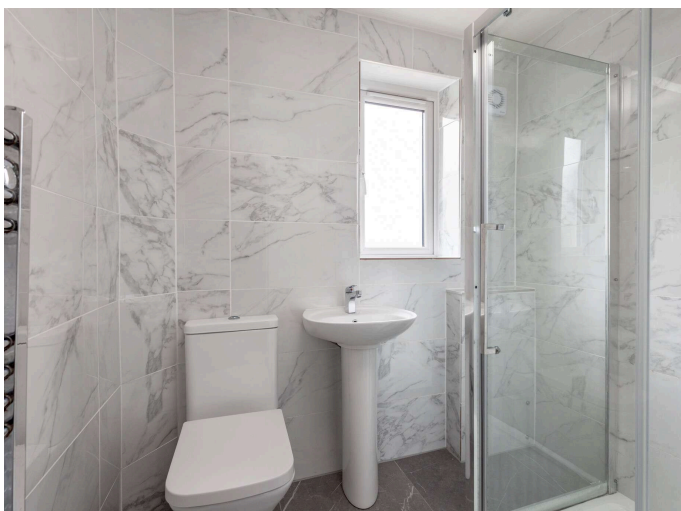
The energy efficiency rating for this property is band C.





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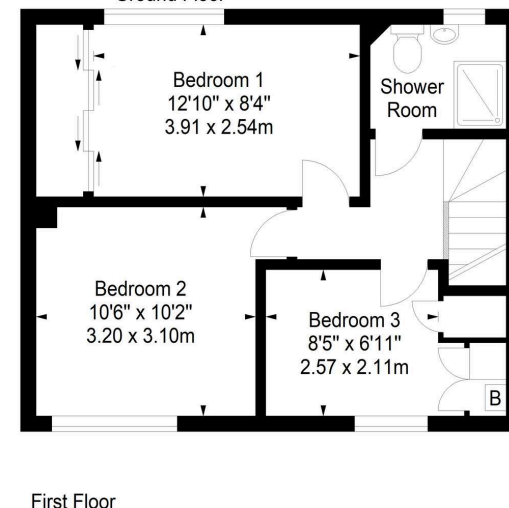
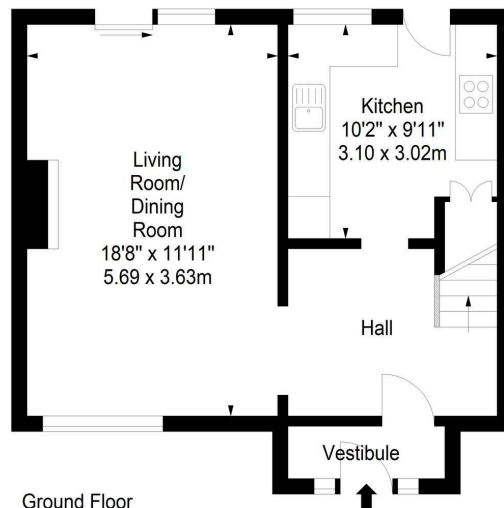
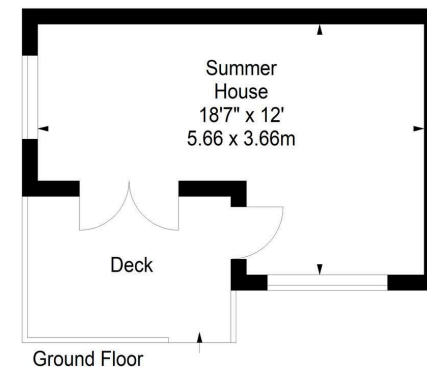
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Magdalene Avenue,  
 Edinburgh,  
 Midlothian, EH15 3BQ



Approx. Gross Internal Area  
 866 Sq Ft - 80.45 Sq M  
 Summer House  
 Approx. Gross Internal Area  
 177 Sq Ft - 16.44 Sq M  
 For identification only. Not to scale.  
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