



Brunstane

2/17 Magdalene Avenue
EH15 3BP



Maisonette - Buzzer 17

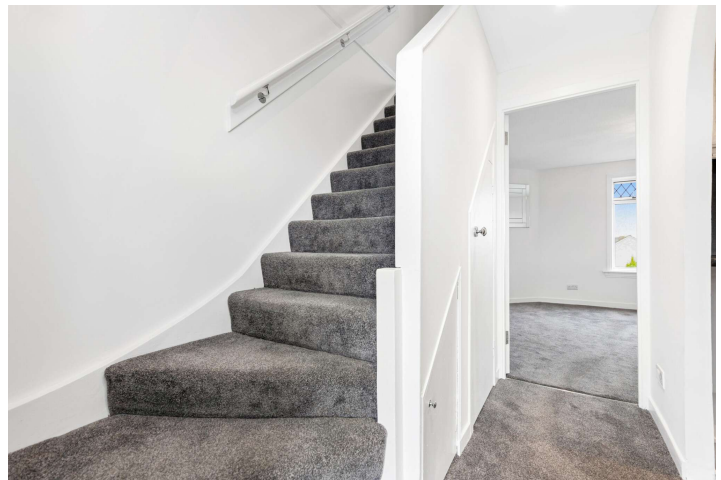
OFFERS OVER £155,000

- Welcoming hallway
- Living room
- Kitchen
- 2 bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Shared rear garden
- Views towards the Firth of Forth
- Unrestricted on street parking
- Move in condition



Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321





Recently upgraded by the current owners viewing is highly recommended of this 2 bedroomed top floor maisonette which would be ideal for a first-time buyer or investor alike. The property is well located to take advantage of good shopping facilities at both Fort Kinnaird Retail Park and Portobello. Local recreational facilities include several golf courses, Holyrood Park, Portobello beach with promenade, multi-screen cinema and fitness gyms. There is easy access to the city centre from a good public transport service along with park and ride train stations also available nearby. The A1, City Bypass and motorway networks are also within easy reach.

Accessed via a secure shared stairwell, the entrance is to the rear of the building and opens to a welcoming hallway with stairs to the upper level, Entryphone handset, understair cupboard and both the living room and kitchen off. The well-proportioned living room is situated to the front and enjoys amazing views towards the Firth of Forth. The kitchen is rear facing and has base and wall units an undercounter fridge and an undercounter freezer. Upstairs the landing gives access to the rest of the accommodation. The bedroom is situated to the front of the flat, also has views to the Firth of Forth and benefits from a built-in cupboard. A second bedroom is situated to the rear and overlooks the shared gardens.

Completing the accommodation is modern bathroom complete with splashboard walls, bath with overhead mains powered shower, WC with concealed cistern, wash hand basin within vanity unit, a heated towel rail and a smart mirror.

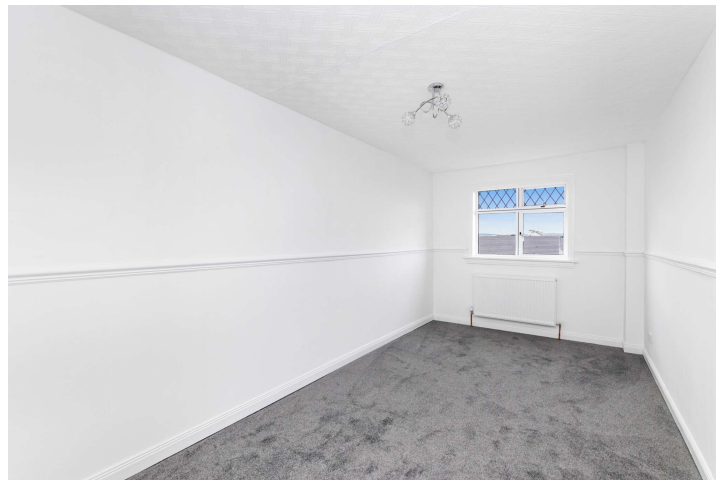
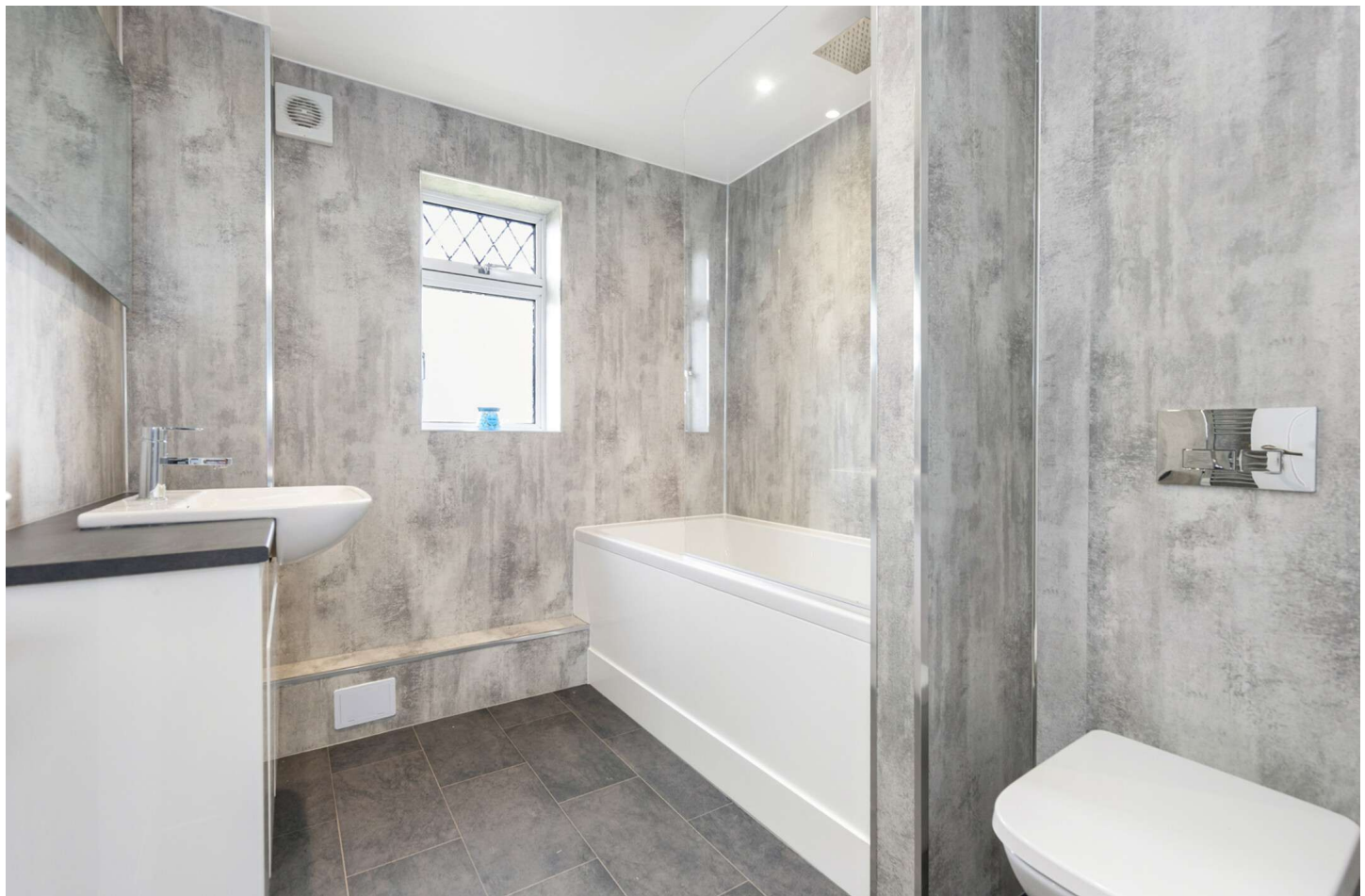
Additional benefits include double glazing, gas central heating, a communal rear garden, and unrestricted on street parking. Recent upgrades made by the owners include redecoration, new carpets, boiler and a new bathroom.

EXTRAS

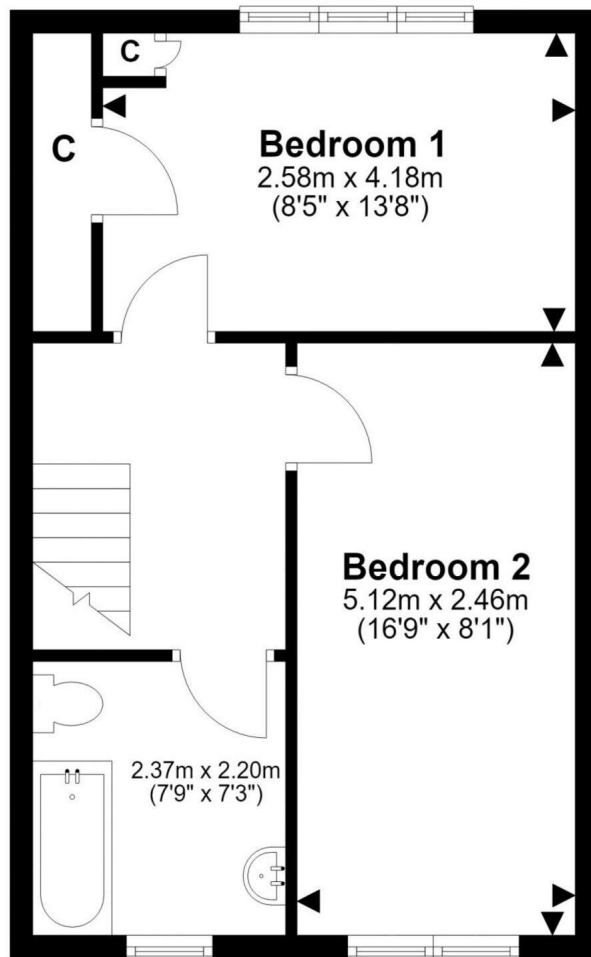
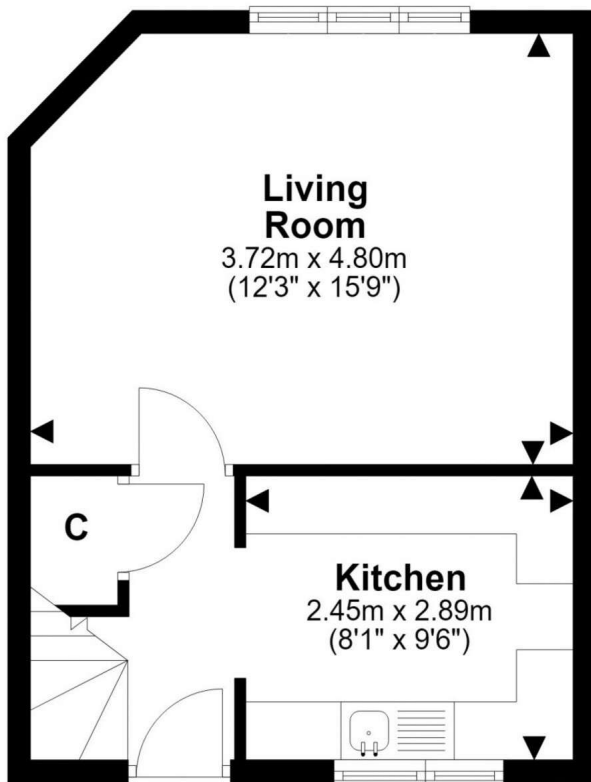
To be sold as seen (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







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.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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