

campbell
smith

56 Magdalene Drive,
Edinburgh,
EH15 3DZ



- Mid terraced villa requiring modernisation
- Set back from road & overlooking a central green
- Ideal family sized accommodation
- Hall with recently installed chair lift
- Sitting room
- Kitchen
- 3 bedrooms
- Shower room
- Gas central heating
- Double glazing
- External store
- Good sized front and rear gardens

Offers Over : £185,000









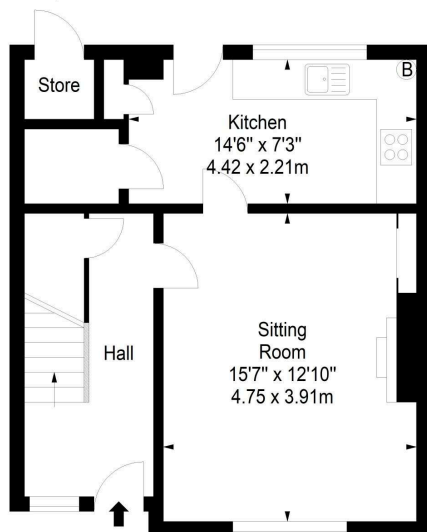




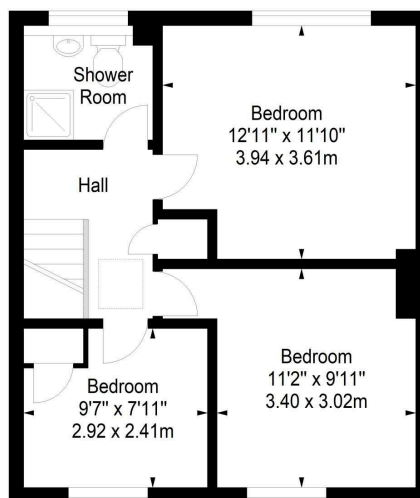
Magdalene Drive,
Edinburgh,
Midlothian, EH15 3DZ



Approx. Gross Internal Area
895 Sq Ft - 83.15 Sq M
Store
Approx. Gross Internal Area
11 Sq Ft - 1.02 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk



Extras

The fitted carpets, curtains, blinds, chair lift, cooker, washing machine and upright fridge freezer are included. No warranty is given regarding the services, systems or any appliances



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 Rood RC HS



Parking
On street



Council Tax Band - C



EPC - C



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.