



39 Magdalene Avenue, Edinburgh, EH15 3BL



Welcome

Welcome to Magdalene Avenue, this one-bedroom upper villa is ideally situated in the popular residential area positioned close to a wide range of excellent amenities, including Fort Kinnaird Retail Park, the A1 motorway and Brunstane Railway Station which offers convenient access to the south and regular public transport links to the City Centre. This attractive property offers bright and spacious accommodation, ideal for first-time buyers or buy-to-let investors, and benefits from private rear garden grounds, useful attic storage, and unrestricted on-street parking.

- Reception hallway
- Living room
- Fitted kitchen
- Double bedroom
- Bathroom presented as a shower room
- Hatch to attic storage
- Electric heating
- Double glazing
- Private garden to the rear
- Resident's and visitors on street parking available





Brunstane

A popular location, Brunstane is a desirable suburb to the east of Edinburgh city centre, well served by a wide range of amenities including an Asda Hypermarket and Fort Kinnaird Retail Park. Nearby Portobello and Musselburgh offer additional leisure and recreational options. The area benefits from excellent transport links, with Brunstane railway station, regular bus services, and easy access to the A1, City Bypass, and motorway network. Schooling is well represented from nursery to senior level, with Queen Margaret University and Edinburgh College (formally known as Jewel & Esk College) also close by.

Extras

Included in the sale are the kitchen appliances and white goods.



Get in touch

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 0131 240 3818

Property Hub:

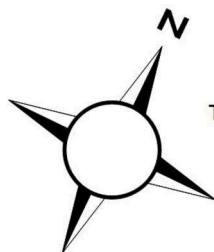
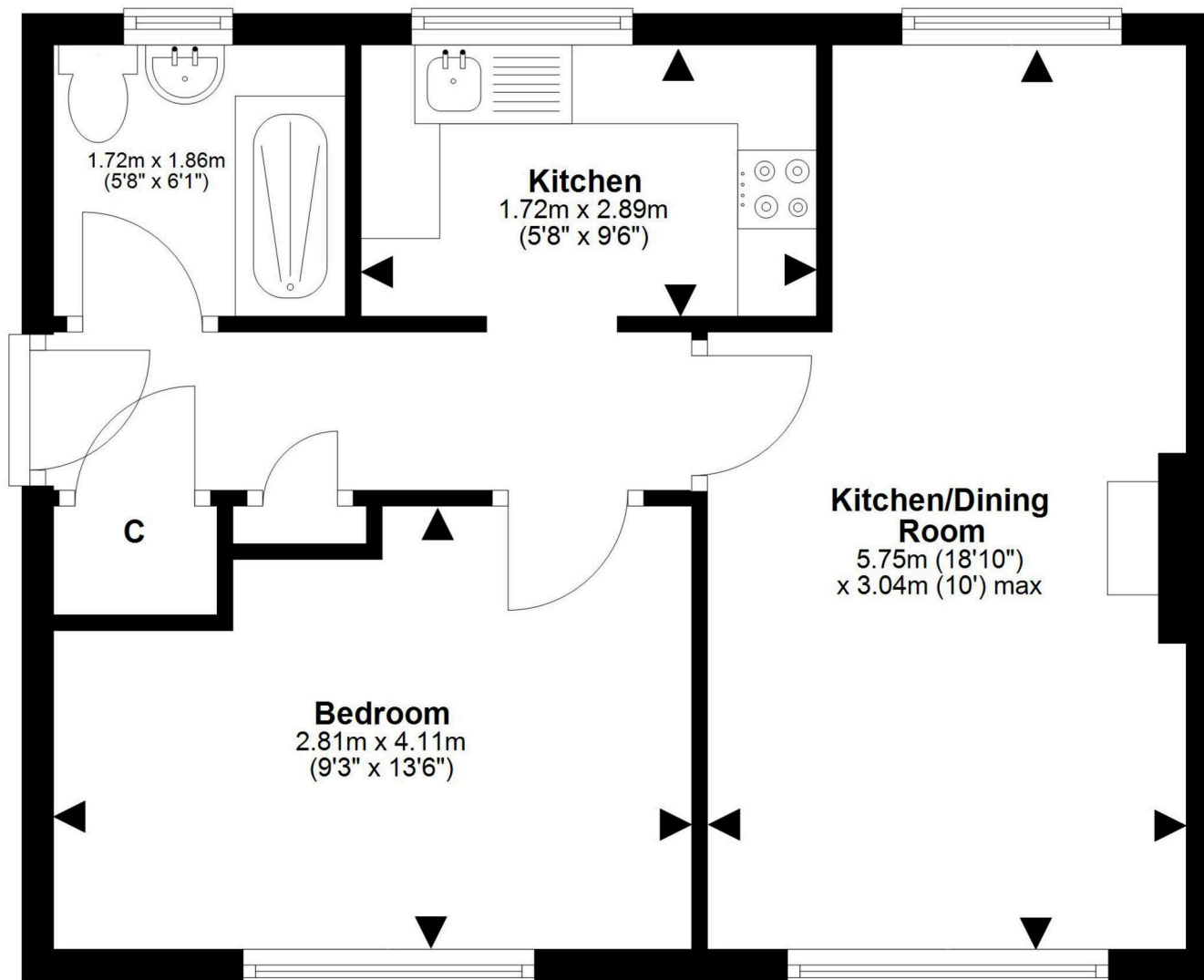
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.