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114 Magdalene Gardens,

Edinburgh, EH15 3DR



Description

Clancys Solicitors & Estate Agents are delighted to present 114 Magdalene Gardens to the market, this stylish, well-proportioned family home is offered in excellent order throughout. The accommodation briefly comprises an entrance porch, living room, dining room, which is being used as a home cinema room by the current proprietors. The modern fitted kitchen is large enough to accommodate a dining table and chairs with ease and there is a useful shower room off. A carpeted stairs case leads to the upper landing and gives access to two double bedrooms (one gives access to the attic room), a single bedroom/study and contemporary shower room. The property further benefits from gas central heating, double glazing, private garden to the front and south facing rear with outdoor bar. There is a driveway and on street parking available to the front of the property. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

Location

The property is situated within the desirable district of Brunstane which lies to the east of Edinburgh City Centre and offers good day to day amenities. Also, within easy reach there are a good assortment of pleasant outdoor spaces including Portobello beach, Figgate Park, Duddingston Loch and Arthur's Seat. The charming conservation area of Duddingston Village is within close proximity, as are Craightinny and Prestonfield golf courses. There are excellent commuter links to Edinburgh City Centre and beyond via Brunstane train station, the City Bypass and a frequent bus service. Further amenities can be found in Edinburgh City Centre, The Fort Kinnaird retail park which offers a good choice of high street stores and nearby Asda superstore at The Jewel.

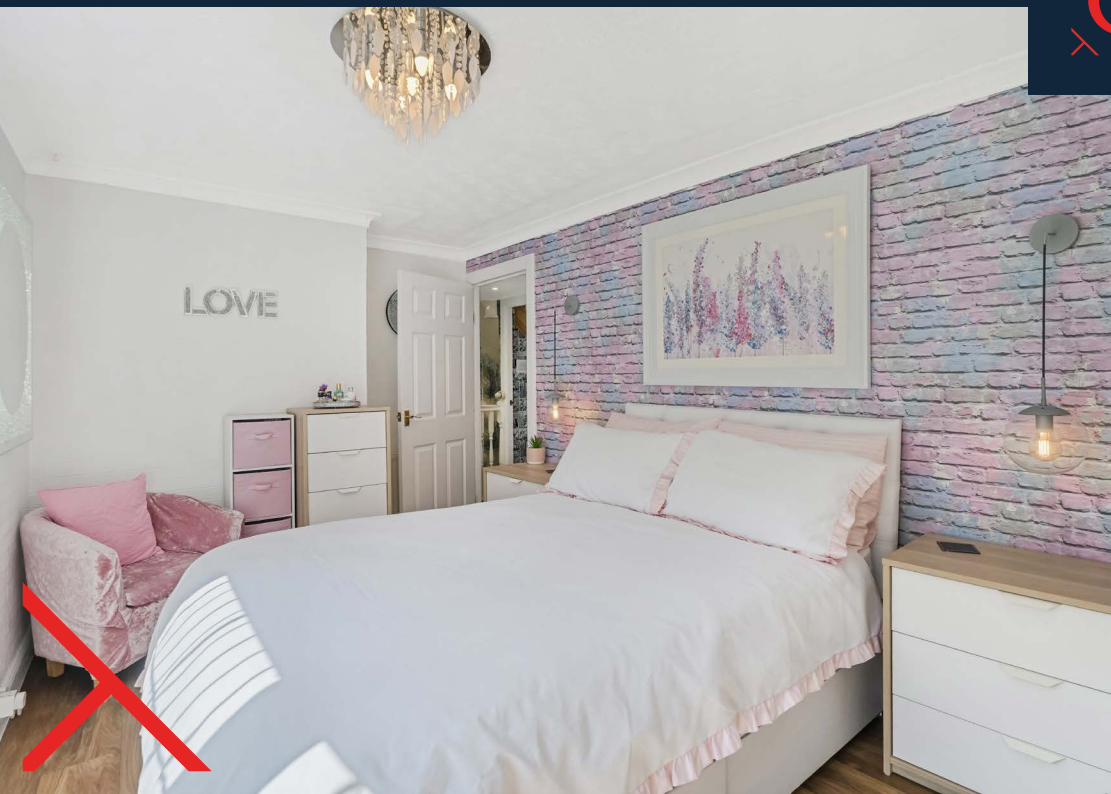
Extras

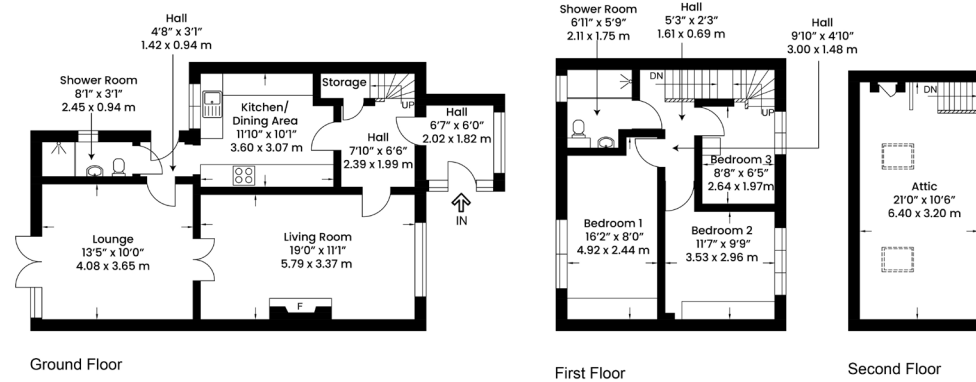
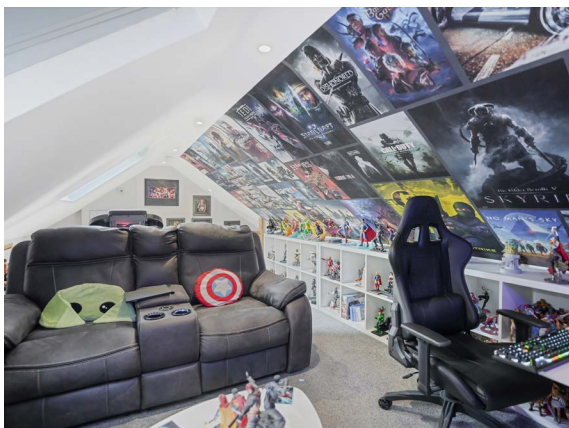
All fitted floor coverings and integrated appliances in the kitchen. It should be noted that no warranties or guarantees will be given for systems.

Features

- Entrance porch
- Double glazing
- Livingroom
- Private gardens to the front and rear with outdoor bar
- Dining kitchen
- Driveway
- Dining room/Cinema room
- On-street parking
- 3 Bedrooms
- EPC rating - C
- Attic room
- Council Tax Band – D
- 2 Bathrooms
- Tenure - Freehold
- Gas central heating







vistaBee
 This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (© 101027)
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