



63 Magdalene Avenue
BRUNSTANE | EDINBURGH | EH15 3BQ


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Nestled on a quiet street, moments from the train station, Portobello beach and excellent amenities at Fort Kinnaird is this spacious end terraced house. Boasting large garden grounds, a driveway, double glazing and gas central heating, this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright dual aspect lounge with feature fireplace, a contemporary kitchen with attractive units and garden access and following up a carpeted staircase the upper level enjoys three well-proportioned bedrooms (one with built-in wardrobes) and the house is completed by a shower room. Externally the generously sized rear garden offers a high degree of privacy and is mainly laid to lawn with a paved section ideal for al fresco dining.

- End terraced home on a quiet street
- Close to Portobello beach and train station
- Large, secluded garden grounds
- Welcoming hallway
- Bright dual aspect lounge with feature fireplace
- Contemporary kitchen
- Two double bedrooms and one single
- Shower room
- Gas central heating and double glazing
- Driveway

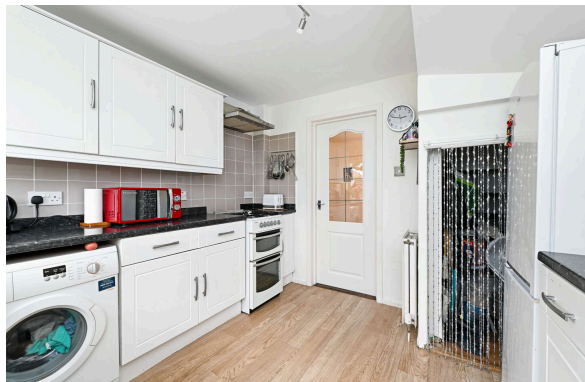
Council Tax: C , Energy Rating: C

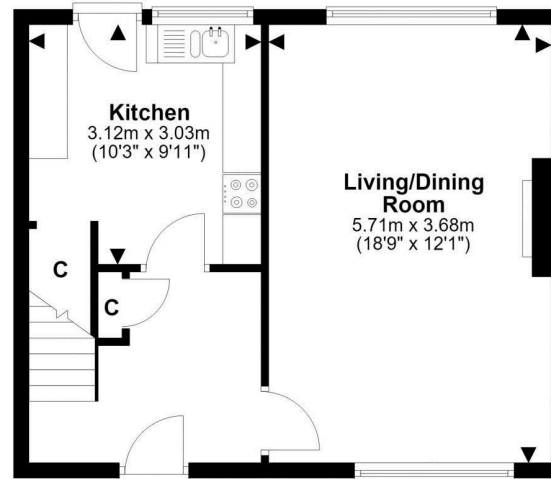
Extras: Fixtures and fittings, blinds, cooker, dishwasher, fridge freezer, washing machine, garden furniture and shed.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

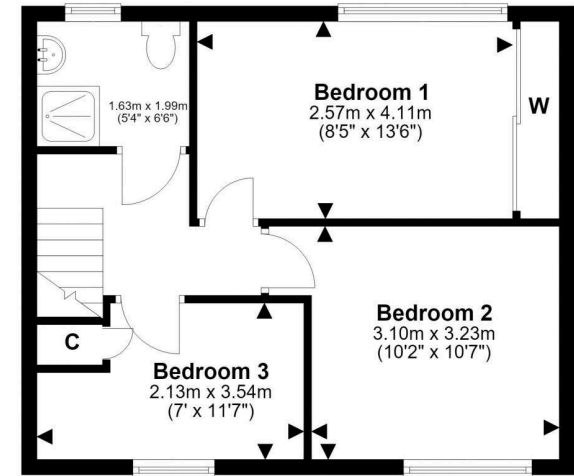


The home is located in the Brunstane area of Edinburgh, which lies to the east of the City Centre. The area is well served by an excellent range of amenities including an Asda Hypermarket at the Jewel and Fort Kinnaird Retail Park at Newcraighall. Further leisure, sporting and recreational amenities can be found at neighbouring Portobello and Musselburgh, both locations being easily accessible. Schooling is well represented from nursery to senior level, with the Jewel and Esk Valley College catering for the more mature student, and the Queen Margaret University just a little further afield. Also located within short walking distance of Brunstane Primary School and Portobello High School. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. Brunstane railway station is close by and the A1, City Bypass and main motorway networks are also within easy reach.





Ground Floor



First Floor



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.