



36/3 Magdalene Drive
Brunstane, EH15 3ED

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Section of Garden
- Communal Grounds
- On-Street Parking
- EPC Rating - C



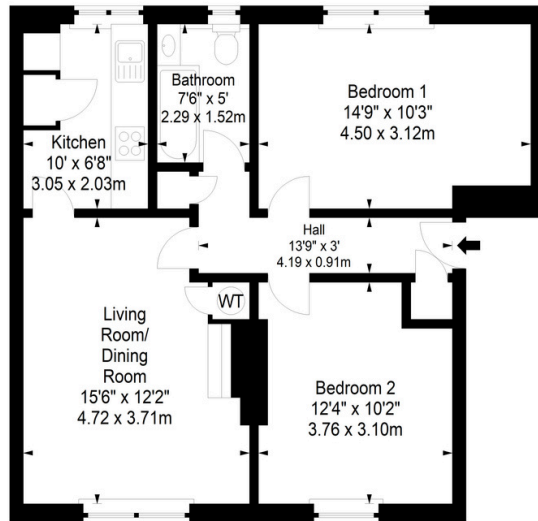
Quietly positioned within a residential area popular with first time buyers and young families, this bright and well-proportioned first floor flat is situated within the Brunstane area to the east of the City. There are day to day requirements available within walking distance with further specialised shopping available at Fort Kinniard with High Street stores, restaurants and cinema. The local primary and secondary schools are close by along with Brunstane Train Station and the A1 motorway network. The accommodation comprises; entrance hallway with storage, light and airy sitting room, fitted galley style kitchen, two good sized double bedrooms and bathroom with white suite and shower over. There is a private section of garden ground to the rear along with communal grounds. Further benefits include free on-street parking, gas central heating and double glazing. Included in the sale are the fitted floor coverings, oven, hob, hood, washing machine, fridge-freezer and light shades. All appliances included in the sale are sold as seen with no warranty provided.



Magdalene Drive,
Edinburgh,
Midlothian, EH15 3ED



Approx. Gross Internal Area
651 Sq Ft - 60.48 Sq M
For identification only. Not to scale.
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First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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