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74 Magdalene Gardens,

Edinburgh, EH15 3DW



3



2



2



EPC
C



FREEHOLD

Description

An excellent opportunity has arisen to acquire this beautifully presented semi-detached house, situated on a quiet residential street within the popular district of Brunstane located just off Milton Road. The property is light, spacious and is offered to the market in good order throughout. The accommodation briefly comprises, a welcoming entrance hall, a comfortable lounge, family room with conservatory off. The dining kitchen is fitted with a good selection of base and wall mounted units; there is a useful utility area off which gives access to the useful downstairs bathroom that is fitted with a contemporary white suite featuring a rolltop bath. A carpeted staircase gives access to the upper landing which gives access to two double bedrooms and a shower room. The property benefits from gas central heating, double glazing, and excellent storage facilities. Externally there are beautiful private gardens to the front and rear, and a driveway provides off street parking to the front. Viewing is highly recommended to fully appreciate the size, standard and quality of accommodation of offer.

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 Craighentinn 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.

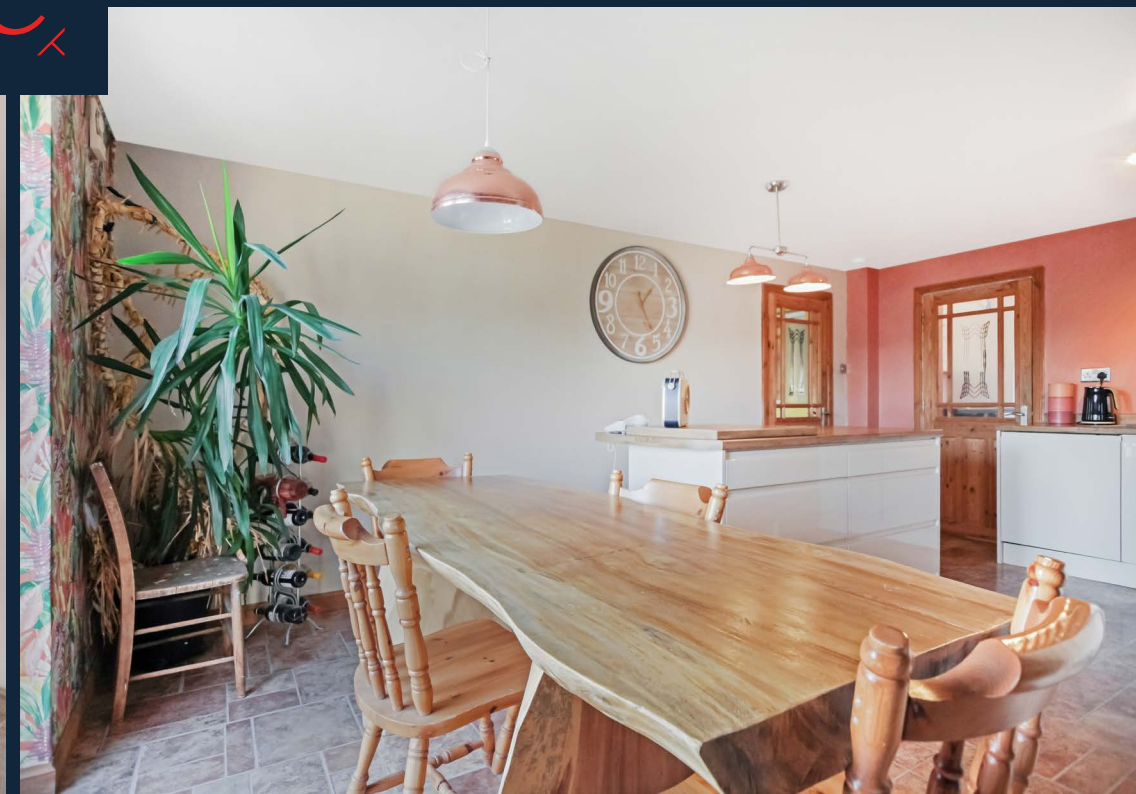
Extras

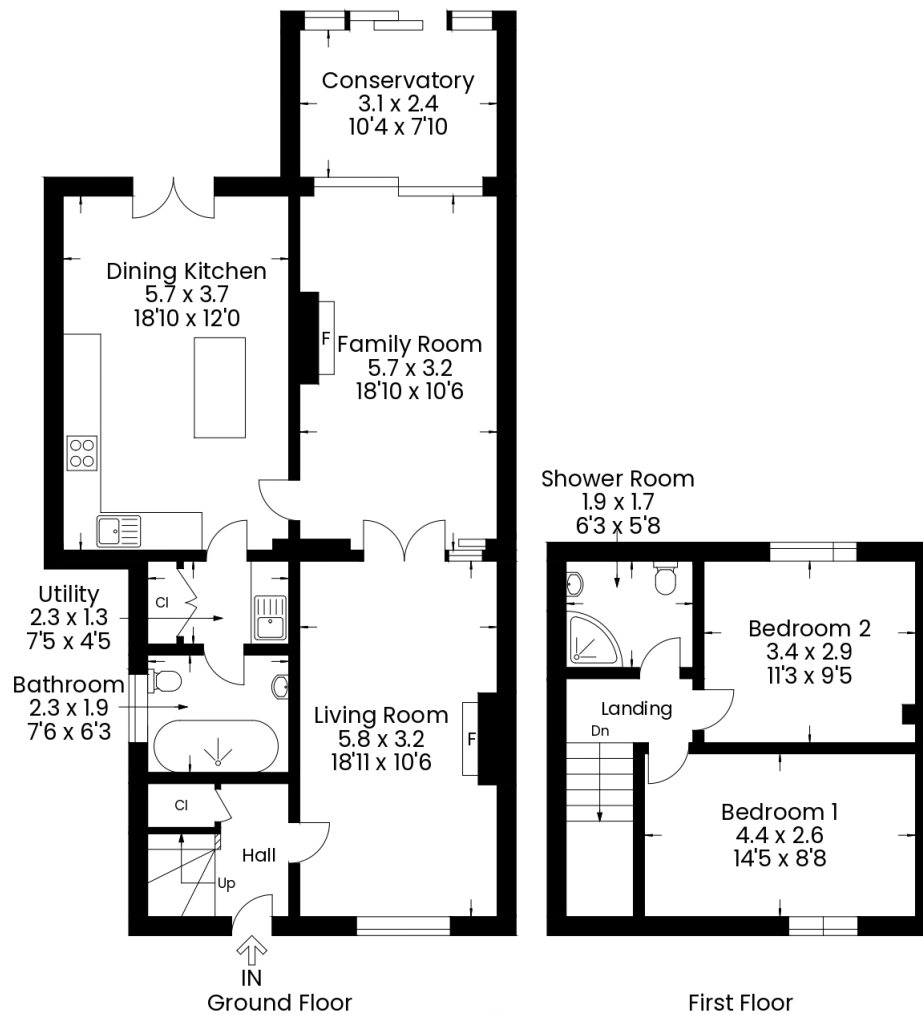
All fitted floor coverings and integrated appliances in the kitchen.

Features

- Entrance hall
- Lounge
- Family room
- Conservatory
- Kitchen
- 2 Bedrooms
- 2 Bathrooms
- Gas central heating
- Double glazing
- Good storage facilities
- Private gardens to the front and rear
- Driveway
- EPC rating - C
- Council Tax Band - D
- Tenure - Freehold







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 dimension 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. (ID 110927)
vistaBee 2025



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