



31/1 Magdalene Drive
Edinburgh, EH15 3DT



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Brunstane is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station, which is within a short walking distance, connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Jewel & Esk College and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Bowling Club & Leisure Centre, Sailing & Kayak Club and Power League 5-a-side pitches.

DESCRIPTION

31/1 Magdalene Drive is a bright one bedroom ground floor flat, situated on a quiet residential street which would be of great interest for first time buyers and investors. Entered through a tidy shared stair, the accommodation comprises: entrance hall with deep storage cupboard off; living room with two large windows allowing natural daylight to flood in and kitchen off; double bedroom and wet room with electric shower. The property benefits from: gas central heating, double glazing, private front garden with drive-way, unrestricted street parking, great transport links and good local amenities.

EPC RATING

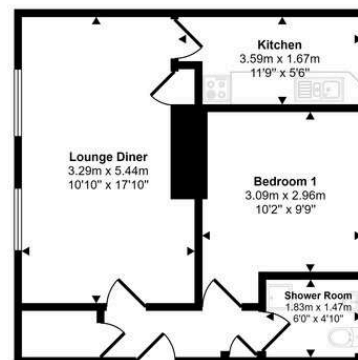
The energy efficiency rating for this property is C

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.



Approx Gross Internal Area
42 sq m / 452 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

A ANNAN
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk



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