



99 Magdalene Avenue, Edinburgh, EH15 3BQ



## Welcome

Welcome to Magdalene Avenue, this three bedroom terraced property arranged over two floors with private gardens to the front and to the rear, offers excellent family sized accommodation. The property is ideally located in the sought-after residential area of Brunstane which lies east of the city centre, close to many local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.



- Reception hallway with a useful storage cupboard.
- Living/dining room with windows to the front and rear.
- Fitted breakfasting kitchen, door accesses the rear garden.
- Three bedrooms.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Floored attic accessed by a fixed ladder.
- Gas central heating.
- Double glazing.
- Private gardens to the front and to the rear, summerhouse and sheds included in the sale.



## Brunstane

Brunstane is a suburb which lies to the east of Edinburgh City Centre. The area is well served by an excellent range of amenities including an Asda Hypermarket and Fort Kinnaird Retail Park at Newcraighall. Further leisure and recreational amenities can be found at neighbouring Portobello and Musselburgh. Schooling is well represented from nursery to senior level, with the Queen Margaret University and Jewel and Esk Valley College catering for the more mature student. An efficient public transport network is on hand, which operates to most parts of the city. Brunstane railway station is close by and the A1, City Bypass and main motorway networks are also within easy reach.

## Extras

Included in the sale are floor coverings, light fittings, whitegoods, summerhouse and garden sheds. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen.

# Get in touch

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 0131 240 3818

## Property Hub:

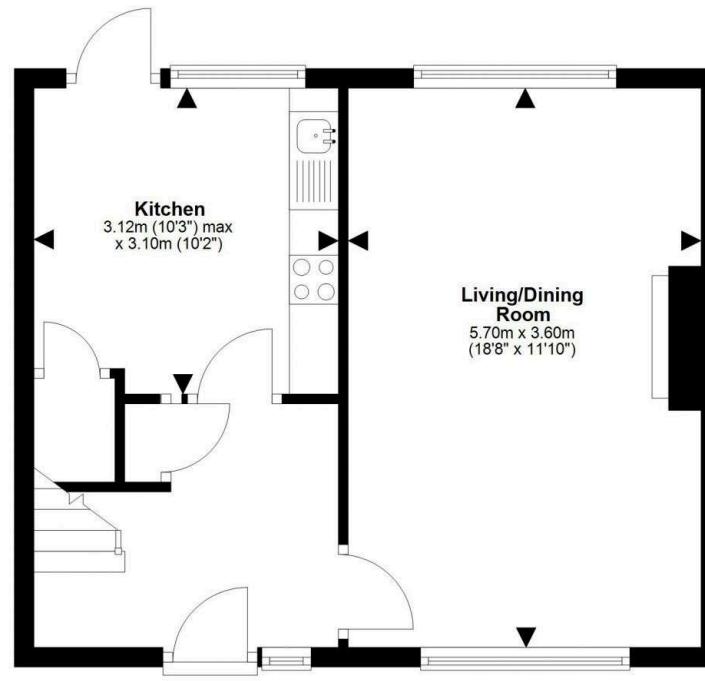
25-27 High Street, Dalkeith  
EH22 1JB

## Bruntsfield Office:

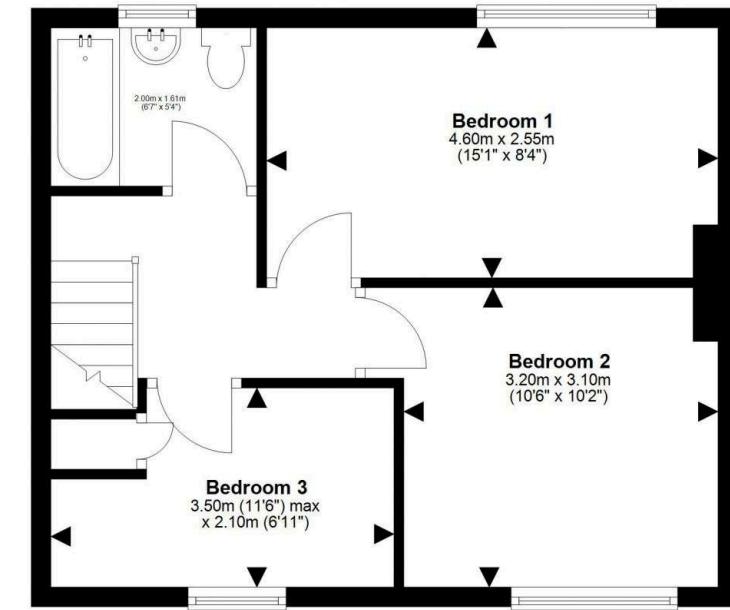
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

**Disclaimer:** Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



**Ground Floor**



**First Floor**

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.