



**33/4 Magdalene Drive
Edinburgh, EH15 3DT**

A

"33/4 Magdalene Drive is a bright & spacious one-bedroom first-floor flat"

- WELL MAINTAINED STAIR
- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





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 and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

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 Edinburgh 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. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatynes and the King's Manor Hotel and outdoor bowling clubs. Portobello Beach is great for a relaxed stroll.

COUNCIL TAX

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



DESCRIPTION

Located on a quiet residential street, this bright one-bedroom first-floor flat on Magdalene Drive offers an ideal opportunity for first-time buyers and investors alike. Accessed via a well-maintained shared stair, the accommodation comprises: a welcoming entrance hall with a deep storage cupboard; a spacious living room featuring two large windows that fill the space with natural light, with the modern kitchen, with ample floor and wall mounted storage cupboards, conveniently located off; generous double bedroom positioned to the rear and a modern shower room which completes the accommodation on offer. Externally, there is a south facing balcony access off the living room, perfect for enjoying the afternoon sun. Additional benefits include gas central heating, double glazing, unrestricted on-street parking, excellent transport links, and a range of nearby local amenities.

EPC RATING

The energy efficiency rating for this property is band C

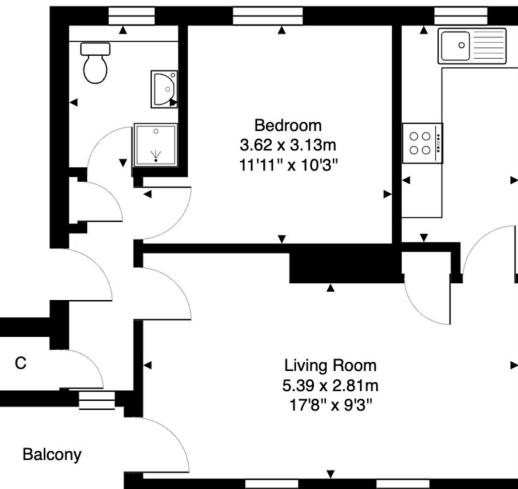
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Shower Room
1.57 x 2.04m
5'2" x 6'8"

Kitchen
1.68 x 3.11m
5'6" x 10'3"



First Floor

Total Area: 40.6 m² ... 437 ft²

All measurements are approximate and for display purposes only.



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