







## Welcome

Welcome to Magdalene Place, this unique main door, ground floor property which has been carefully extended to create a five bedroom dwelling with gardens to the front and to the rear. The property offers excellent, flexible family sized accommodation with well-proportioned room sizes, this property would also be a fabulous investment opportunity. The property is ideally located in the popular Brunstane area of Edinburgh close to an abundance of local amenities, schools from nursery to secondary level with the Milton Road Campus being nearby, swift transport links are available to and from the City centre, with easy access to the neighbouring Portobello where you will find lots of unique shops and cafes as well as the iconic Portobello beach. The property is presented to the market in a true walk-in condition, we would recommend an early viewing.

- Reception hallway.
- Front facing living room.
- Impressive dining kitchen.
- Five bedrooms.
- Wet room.
- Family bathroom comprising WC wash and basin jacuzzi style bath.
- Gas central heating.
- Double glazing throughout.
- Private gardens to the front and to the rear.
- On street parking available.









## Brunstane

Brunstane is a well-regarded residential area, offering high-street shopping and local amenities on Portobello High Street, with larger retail centres to the south at Fort Kinnaird and Straiton retail parks. The A1/Milton Road runs through the area, one of the main arterial routes into the city, and the majority of bus services to and from the east enter the city by this route. Regular rail services run between Brunstane Station and Edinburgh Waverley, offering a 10minute commute into the city centre. A number of public parks are in the area, as well as Portobello Golf Course, and the Portobello Promenade. Local schooling includes Brunstane Primary School and Portobello High, with the Milton Road Campus of Jewel and Esk Valley College also located in the area.

## Extras

The kitchen appliances, curtains, blinds and fitted floor coverings are included.









# Get in touch

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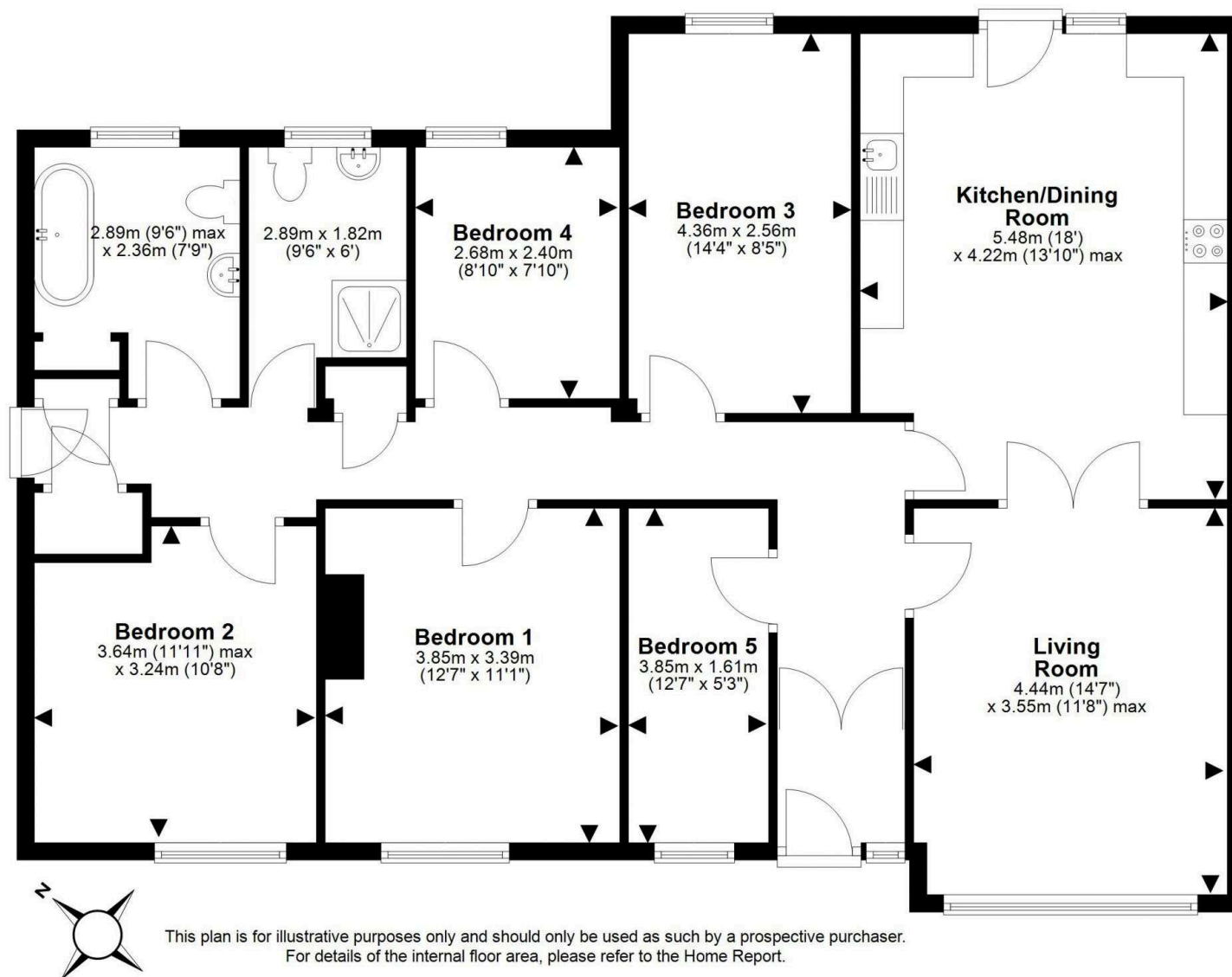
Bruntsfield Office:

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**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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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