

OFFERS OVER £200,000

95 Magdalene Avenue
Edinburgh, EH15 3BQ

drummondmiller
Solicitors & Estate Agents



- Generously proportioned three bedroom end terraced home offering excellent family accommodation over two floors.
- Private front and back gardens
- Living/dining room with windows to the front and sliding doors to the rear
- Fitted kitchen with ample storage
- Double glazing throughout
- EPC D

Description

Drummond Miller is delighted to present this generously proportioned three bedroom end terraced home, offering excellent family sized accommodation arranged over two floors and complemented by private front and rear gardens. This well maintained property provides a comfortable and versatile layout, ideal for modern family living.

The ground floor features a welcoming vestibule that opens into a bright and spacious living/dining room, enhanced by large windows and sliding doors that lead directly out to the private rear garden, perfect for indoor/outdoor living during the warmer months. The fitted kitchen offers ample storage and worktop space, along with a practical 4 burner gas cooker, making it well suited to everyday cooking and family meals.

Upstairs, the property offers three well proportioned bedrooms, providing flexibility for family life, guests, or home working. A family style bathroom completes the accommodation on this level.





Central Heating and double glazing

There is gas central heating, alongside double glazed windows throughout.

Garden and parking

The home enjoys private gardens to the front and rear, offering excellent outdoor space for families, gardening, or entertaining. In addition, the property benefits from its own private driveway, offering convenient off street parking.

Location

Brunstane is a popular suburb to the east of Edinburgh city centre, well served by a wide range of amenities including an Asda Hypermarket and Fort Kinnaird Retail Park. Nearby Portobello and Musselburgh offer additional leisure and recreational options.

The area benefits from excellent transport links, with Brunstane railway station, regular bus services, and easy access to the A1, City Bypass, and motorway network. Schooling is well represented from nursery to senior level, with Queen Margaret University and Edinburgh College (formally known as Jewel & Esk College) also close by.

Council Tax and EPC

It is in Council Tax band C and has a D-rated Energy Performance Certificate.

Home Report

The property has been valued at £210,000 and a link to the Home Report is available from the ESPC website.

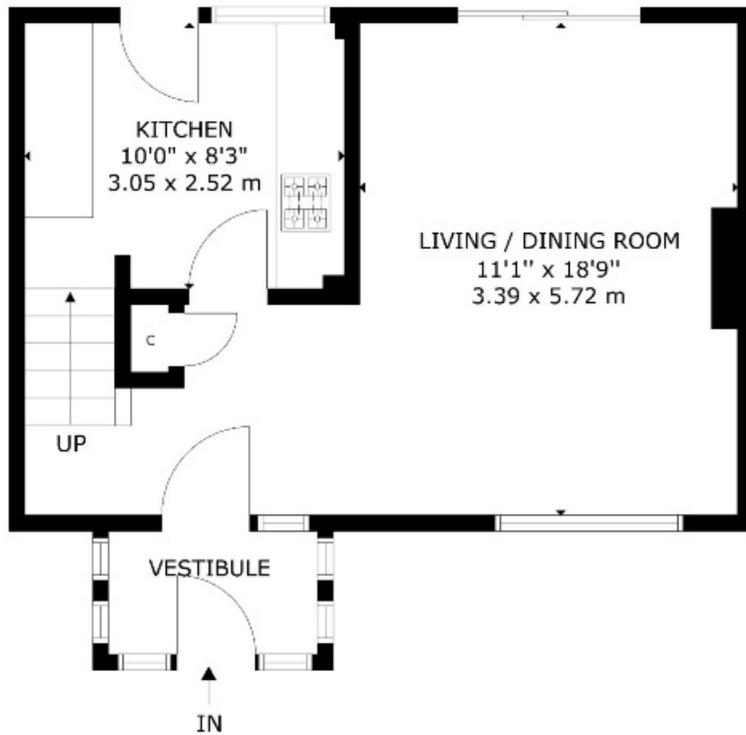
Viewing

By appointment with the Agent telephone 0131 229 3399.

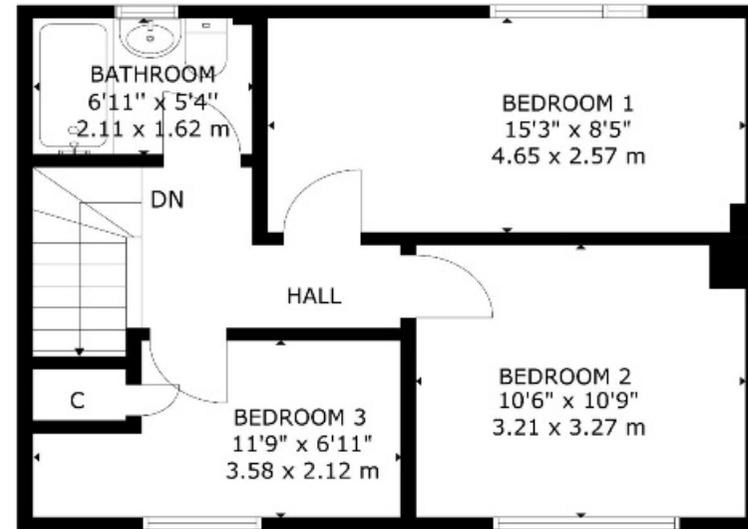
Extras

The sale price includes all fitted carpets, curtains, blinds and white goods.





GROUND FLOOR



FIRST FLOOR



95 MAGDALENE AVENUE, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 872 SQ FT / 81 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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