

OFFERS OVER £125,000

61 Magdalene Avenue
Edinburgh, EH15 3BL

drummondmiller
Solicitors & Estate Agents



- 1 bed lower flat on a quiet street in the well-connected area of Brunstane
- Private rear garden
- Bright Living/dining room with doors providing garden access
- Fitted kitchen with ample storage
- Gas central heating and double glazing throughout
- Located in an established residential area close to schools, shops, and sports facilities
- EPC C

Description

Drummond Miller is delighted to present this bright and spacious one-bedroom property, located in the residential area of Brunstane.

The welcoming hallway leads into a generous lounge, beautifully presented with hardwood flooring. The living room also features double doors providing access to a private decked area.

The kitchen offers a good amount of storage and provides an inviting space for food preparation. Thoughtfully designed to maximise functionality, it features gas hob, washing machine and sink with drainage board.

The well-proportioned double bedroom benefits from built-in wardrobes, ensuring ample storage.

The bathroom is fitted with modern wall panels, sink, WC and mains shower.





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 (formerly known as Jewel & Esk College) also close by.

Council Tax and EPC

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

Home Report

The property has been valued at £130,000 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.





61 MAGDALENE AVENUE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 450 SQ FT / 42 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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