



2 BED



1 BATH



EPC

C

154 MAGDALENE GARDENS

Brunstane, Edinburgh, EH15 3DR

DAVIDSONSONS



Part of the Magdalene development in popular Brunstane, this two-bedroom end-terrace house has a convenient location in the capital. It is within easy reach of local schools, bus and rail links, and excellent amenities, including nearby Fort Kinnaird Retail Park. It is also less than 10 minutes by car from Portobello Beach and just 20 minutes (whether by car or public transport) from Edinburgh city centre. The home itself is presented in walk-in condition too, offering a spacious reception room, a well-appointed kitchen, and a contemporary bathroom – all beautifully presented in neutral tones. It further boasts private parking and an expansive rear garden.

Inside, you are greeted by an entrance hall where crisp white décor and a wood-toned floor set the interior standards. It also has an understairs space for storage or a quaint study area before flowing through a glazed door into the living/dining room. Here, the attractive aesthetic ensures a desirable blank canvas while elevating an airy ambience. This reception space spans the entire depth of the property too, providing a generous footprint for comfy lounge furniture, as well as a table and chairs. Plus, it has dual-aspect windows for a flood of a natural light. A handsome fireplace adds the finishing touch to the room. Openly accessed from the hall or reception area, the kitchen sports timber-hued cabinetry at base and wall level alongside complementary worktops. It connects to the rear garden and comes with an integrated oven and gas hob. A freestanding washing machine is also included.

PROPERTY FEATURES

- End-terrace house in walk-in condition
- Convenient location in popular Brunstane
- Blank canvas of décor throughout
- Welcoming entrance hall
- Spacious, dual-aspect living/dining room
- Well-appointed kitchen with garden access
- Two bright and airy double bedrooms
- Contemporary three-piece bathroom
- Front garden and sweeping rear garden
- Private driveway for off-street parking
- Gas central heating and double glazing

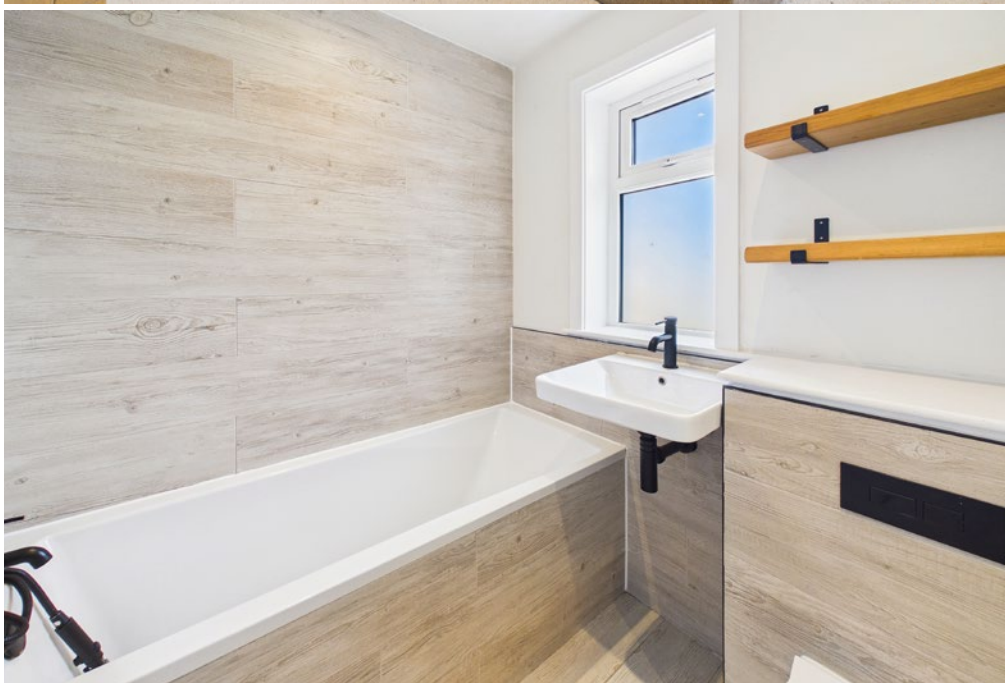




**SPACIOUS, DUAL-ASPECT
LIVING/DINING ROOM & A
WELL-APPOINTED KITCHEN
WITH GARDEN ACCESS**







Upstairs, the two double bedrooms maintain the neutral styling, while adding snug carpets for underfoot comfort. Both are bright and airy, with plenty of floorspace for bedside furnishings. A contemporary bathroom completes the accommodation, providing a three-piece suite and handheld shower. Gas central heating and double glazing ensure year-round comfort.

Externally, the property has a neat front garden and a private driveway that are enclosed by a low fence and gate. To the rear, it has an impressively long garden laid with patio areas and a sweeping lawn. Fully enclosed by a high fence, this garden offers a safe space for free-roaming pets and playing children, while easily accommodating summer social gatherings.

Extras: all fitted floor coverings, window blinds, light fittings, an integrated oven and gas hob, and a washing machine to be included in the sale.



BRUNSTANE, EDINBURGH

On the eastern edge of Edinburgh, the residential suburb of Brunstane is an attractive choice for families and professionals looking for a tranquil, semi-rural lifestyle within easy reach of the city centre. Owing to its idyllic setting, surrounded by mature woodland and fields, residents of Brunstane can enjoy a wonderful outdoor lifestyle: from long walks and cycles along country lanes, to summer days harvesting fruit at Donkeyfield Community Orchard. Brunstane is served by fantastic local amenities, particularly in neighbouring Portobello, which is just a five-minute drive away. The seaside town's bustling main street provides a traditional shopping experience, with a wide selection of independent shops and high-street stores, as well as various cafes, pubs, restaurants and takeaways. Brunstane is also ideally placed for a 24-hour ASDA supercentre at The Jewel, as well as extensive retail shopping and leisure facilities at nearby Fort Kinnaird Retail Park. Brunstane is within the catchment area for excellent schooling at primary and secondary level and has Edinburgh College's Milton Road campus on the doorstep. Situated just five miles east of the city centre, Brunstane enjoys fantastic road and rail links into the capital and beyond. Brunstane station is the northernmost stop on the Borders Railway Line and offers services between Edinburgh Waverley and Tweedbank. Brunstane is also just minutes' drive from the A1, allowing swift access to Edinburgh City Bypass, Edinburgh Airport and major road networks.



SOLICITORS, ESTATE AGENTS
AND NOTARIES PUBLIC

FOR MORE INFORMATION
PLEASE CONTACT:

T: 0131 558 9999

E: iainhaigh@davidsons-solicitors.co.uk

F: 0131 557 3139

35 Albany Street
Edinburgh
EH1 3QN

DX 551061 Edinburgh 6



DISCLAIMER

These particulars do not constitute any part of an offer or contract. All statements contained herein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

