



103 Magdalene Avenue
BRUNSTANE | EDINBURGH | EH15 3BQ


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An excellent opportunity to acquire a spacious three-bedroom semi-detached house, ideally situated within the popular Brunstane area of Edinburgh. Offering well-proportioned accommodation over two levels, together with a particularly attractive rear garden, the property is likely to appeal to a wide range of buyers including families, couples and those looking to create a comfortable home in a well-connected location.

The accommodation is entered via an entrance hallway which provides access to the principal ground-floor rooms and stairs to the first floor. The bright and generously proportioned living/dining room provides an excellent everyday living and entertaining space. The kitchen is fitted with a range of wall and base units and provides space for appliances, while a useful adjoining area provides additional storage and access towards the front of the property. A particular feature of the home is the sunroom, which extends across the rear of the property and enjoys an appealing outlook over and access to the garden. This versatile space could be used as a dining area, family room, home office or simply as a relaxing room from which to enjoy the garden.

On the first floor are three bedrooms, together with the family bathroom. Bedroom 1 is a well-proportioned double bedroom with built-in wardrobe space, while Bedroom 2 is another comfortable double room, also with built-in storage with excellent potential for a range of furniture configurations. Bedroom 3 would make an ideal child's bedroom, nursery, study or home office and also benefits from built-in storage. The bathroom completes the accommodation.

Externally, the property benefits from a monobloc driveway to the front, providing valuable private off-street parking. To the rear is a particularly generous garden, featuring a patio area immediately adjoining the house, leading onto a large area of lawn. The garden offers excellent scope for outdoor dining, play and relaxation and is a significant attraction of this family home.

- Three-bedroom semi-detached family home
- Generous sunroom overlooking the rear garden
- Spacious living/dining room
- Large private rear garden with patio and lawn
- Monobloc driveway providing off-street parking
- Great Brunstane location with excellent local amenities and transport links

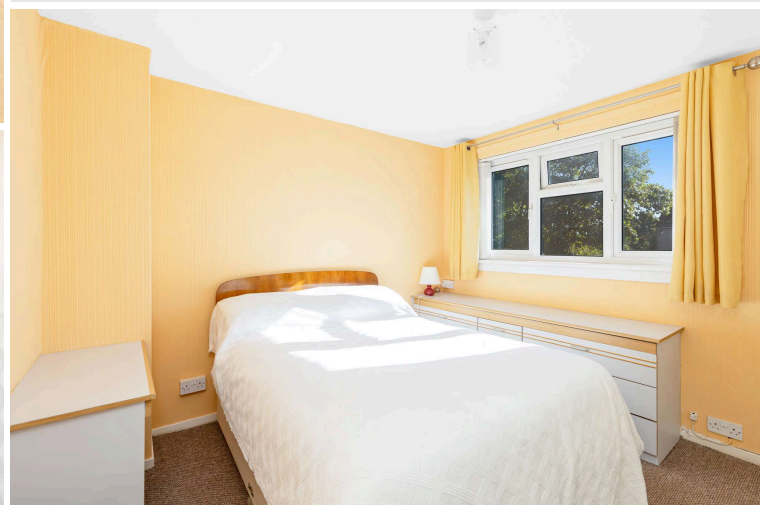
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

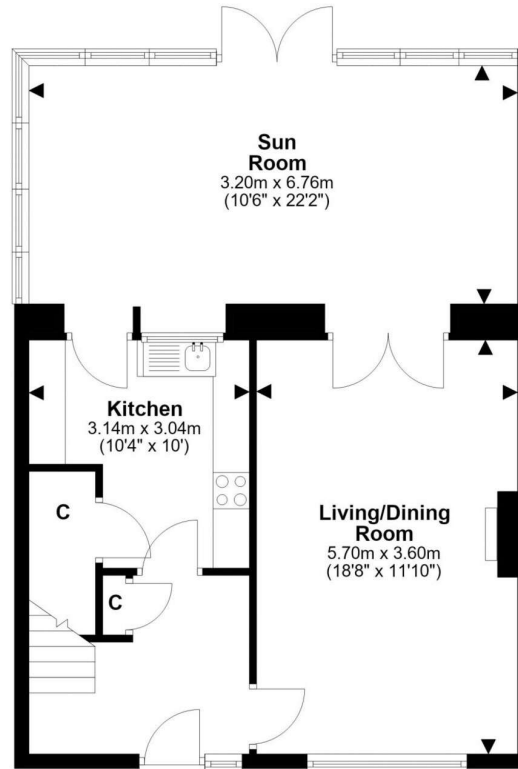


Energy Rating F. Council Tax band C.

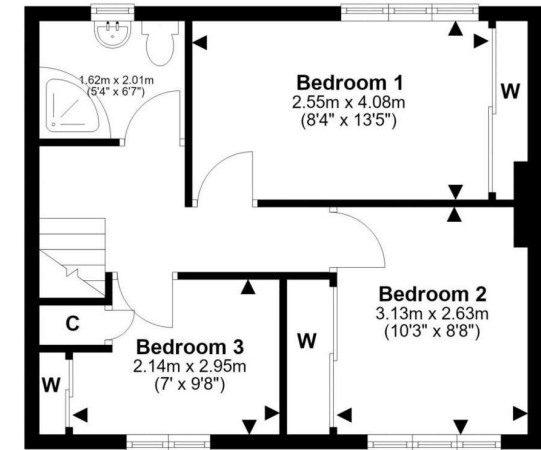
Included in the sale will be the integrated fridge, oven and hob, the washing machine, all blinds and the upstairs curtains, the bedside cabinet in bedroom 1, and the electric heater in the conservatory. Please note that the storage heaters in the conservatory and kitchen are no longer connected to the heating system and the heater in the bathroom is not currently operational.

Brunstane is a suburb which lies to the east of Edinburgh City Centre. The area is well served by an excellent range of amenities including an Asda Hypermarket and Fort Kinnaird Retail Park at Newcraighall. Further leisure and recreational amenities can be found at neighbouring Portobello and Musselburgh. Schooling is well represented from nursery to senior level, with the Queen Margaret University and Edinburgh College catering for the more mature student. An efficient public transport network is on hand, which operates to most parts of the town. Brunstane railway station is close by and the A1, City Bypass and main motorway networks are also within easy reach.





Ground Floor



First Floor

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.