



## 152 Magdalene Drive, Brunstane, Edinburgh, EH15 3BE

Well Presented & Spacious, Three-Bedroom, End-Terrace Home with Gardens

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# Property Description

Well presented and spacious, three-bedroom, end-terrace family home, with front, rear and side gardens. Set on a generous corner plot, within a quiet cul-de-sac in the established residential area of Brunstane, to the east of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, rear hall, three flexible bedrooms, and a family bathroom.

Requiring updating, the exciting opportunity has a particularly generous garden area offering the potential for considerable extension.

Features include well-proportioned room sizes, fitted kitchen units, double glazing, gas central heating, and good storage including a loft.

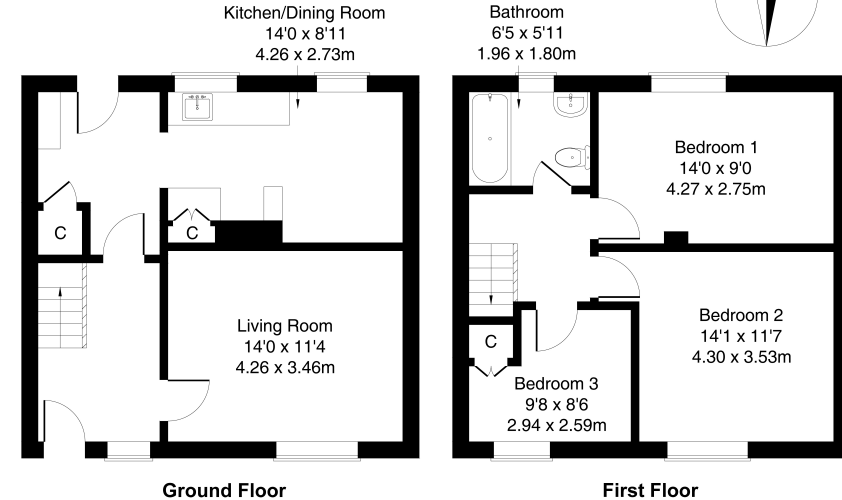
There are low-maintenance patio gardens, to the front and rear; whilst a separate lawn also continues from the front to the rear mirroring the back garden.

The entrance hall gives access to the stairs leading to the upper floor, and opens into the front-facing living room with a southerly-facing window, a central light fitting and an electric fireplace with a tasteful surround.

The kitchen/dining room is set to the rear, with contemporary units, stone effect worktops, a stainless steel sink and a tiled surround; whilst set off the kitchen, a back hall features further kitchen units, a storage cupboard, space for outerwear and access to the rear garden.

Upstairs, three flexible bedrooms will also require some refurbishment and decoration, with bedroom three featuring a built-in wardrobe. Completing the accommodation, the bathroom is fitted with a three-piece suite, a modern electric shower over the bath and tiled splash walls.

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Approximate Gross Internal Area: (904 sq ft - 84 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Brunstane is an established and desirable residential area, located four miles east of Edinburgh's city centre. Local shops can be found, with nearby Portobello offering high street shopping and amenities. ASDA at the Jewel is a short walk away, a Morrisons superstore is on Portobello Road and a Sainsbury's at Meadowbank Retail Park. There is an extensive range of high-street names and a multiplex cinema at Fort Kinnaird and Straiton retail parks. There is a wealth of open spaces nearby, a seafront promenade, Portobello Golf Course and extensive parklands of Arthur's Seat, Holyrood Park, Duddingston Loch and Figgate Park. The A1/Milton Road runs through the area, one of the main arterial routes

from the East, the majority of regular bus services enter the city by this route. Regular rail services run between Brunstane Station and Edinburgh Waverley, offering a 10-minute commute into the city centre. There are also good road links out of the city via the A1 and City Bypass. The area offers a good choice of well-regarded schools catering for all levels including Brunstane Primary School and Portobello High, with the Milton Road Campus of Jewel and Esk Valley College also located in the area.





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