



24 Magdalene Medway, Edinburgh, EH15 3DL

Light and Tastefully Presented, Two-Bedroom, End Terrace Villa, with Private Gardens

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Light and tastefully presented, two-bedroom, end-terrace villa, with generous private gardens. Located in an established residential area of Duddingston, to the east of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and bathroom.

Featuring light neutral decor throughout, a fitted kitchen with appliances, and modern flooring. In addition, there is gas central heating, double glazing, and good storage including a loft.

A generous plot benefits from low-maintenance landscaping to both aspects, with an enclosed rear garden, and the front offering off-street parking.

Well placed for shopping and transport links, including Brunstane Rail station, there are also ample unrestricted parking bays adjacent to the front.

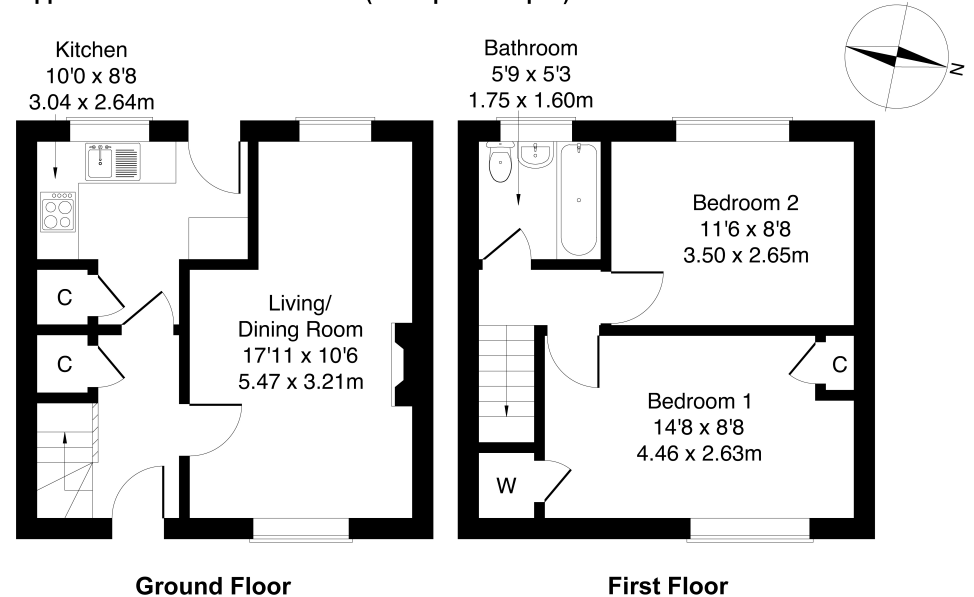
The generous entrance hall features an understairs storage cupboard and modern wood-effect flooring matched in both the living room and kitchen. A dual-aspect public room offers space for both lounge and dining furniture and includes a feature fireplace and two pendant light fittings. Rear-facing, the kitchen has a door to the garden, a built-in store cupboard and a spotlight fitting. Fitted units and worktops include a sink with a drainer, a washing machine, a fridge, a freezer and a cooker unit with a gas hob.

On the first floor, two well-proportioned bedrooms are set to opposite aspects, with carpeted flooring and pendant light fittings; whilst the front-facing bedroom also features two built-in store cupboards. Completing the accommodation, the bathroom has a rear-facing window and is fitted with a three-piece suite including a shower over the bath and tiled splash walls.



24 Magdalene Medway, Edinburgh EH15 3DL

Approximate Gross Internal Area: (635 sq ft - 59 sq m.)



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

Area Description

Duddingston is an established and desirable residential area, located east of Edinburgh centre. Local shops can be found throughout, with a Morrisons superstore on Portobello Road, a Sainsbury's at Meadowbank Retail Park, an Aldi at Portobello, an ASDA at the Jewel, and an extensive range of high-street names and a multiplex cinema at Fort Kinnaird. The bustling High Street of nearby Portobello offers a wealth of independent retailers including coffee shops, a bookshop, a butcher, a fishmonger, a bakery and a greengrocer, with Portobello Beach offering open

spaces, with the famous seafront promenade. The extensive Holyrood Park, Arthur's Seat Duddingston Loch and Figgate Park are also close by; as well as the Portobello Leisure Centre, with its swimming pools, Spa, Turkish baths, gym, fitness studio and soft play. The area offers a good choice of well-regarded schools catering for all levels, and this east-of-city centre location gives good road links in and out of the city via the A1, with regular public transport available on Willowbrae Road and Duddingston Road.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

