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Flat 2, 25 Magdalene Drive, Edinburgh, EH15 3DT

Light & Well Presented, One Bedroom, Ground Floor Flat

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Property Description

Light and well presented, one bedroom, ground floor flat, forming part of an established residential development. Conveniently located in the residential area of the Duddingston, to the east of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, a double bedroom, and shower room.

Ready-to-move-in, features include a modern integrated kitchen, stylish bathroom and contemporary lighting. With a southerly-facing aspect, there is also gas central heating, double glazing, alarms throughout, and a secured entry system.

Externally there is a shared drying yard to the rear, whilst to the front is a large, private mono-blocked garden and driveway.

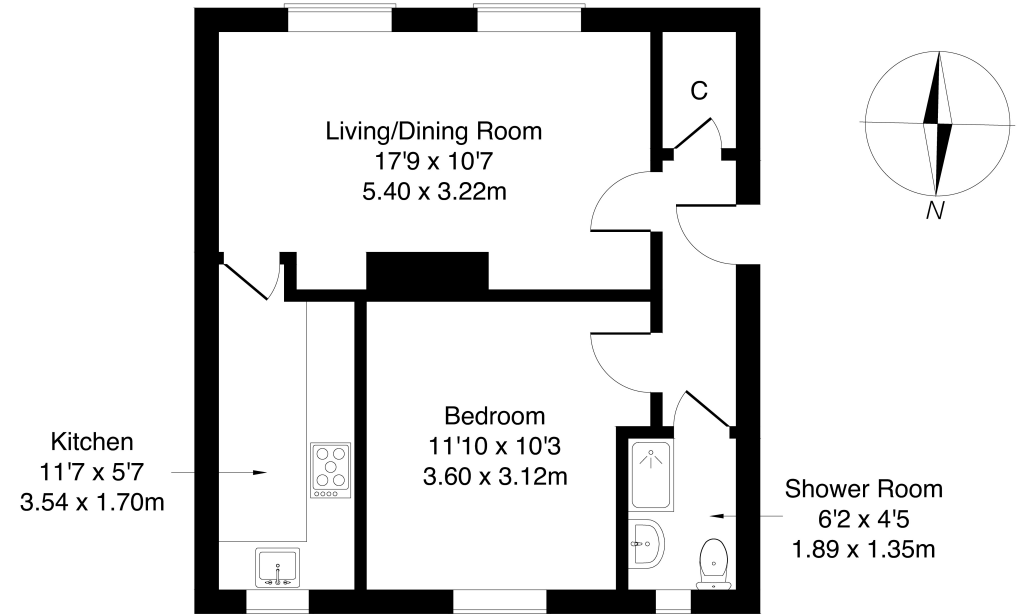
A welcoming entrance hall affords access to the majority of the property, including a large storage cupboard. To the front, the southerly-facing living room features two windows allowing plentiful natural light, carpeted flooring, a central light fitting, an electric fire and an open press with a shelf. Set off the living room, the stylish kitchen is fitted with modern units, stone effect worktops, a tiled surround and a sink with drainer. Appliances include an integrated oven, a gas hob with an extractor hood above, a fridge/freezer, a washing machine; and a freestanding tumble dryer in the cupboard set off the hall.

The well-proportioned bedroom is set to the rear, featuring carpeted flooring, a central light fitting, and ample space for freestanding furniture. Completing the accommodation, the shower room is fitted with a modern suite including a large cubicle with a mains mixer shower, a ladder-style radiator, spotlighting and fully tiled splash walls and flooring.



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Approximate Gross Internal Area: (484 sq ft - 45 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 ASDA at the Jewel, and an extensive range of high-street names and a multiplex cinema at Fort Kinnaird. Nearby Portobello offers open spaces and a seafront promenade,

and the extensive parklands of Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park are also close by. With the area offering a good choice of well-regarded schools catering for all levels, this east-of-city centre location also gives good road links in and out of the city via the A1, with regular public transport available on Willowbrae Road and Duddingston Road.





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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



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