



Estate Agents and Solicitors

18 Magdalene Avenue, Duddingston, Edinburgh, EH15 3BH

Well-Proportioned, Two-Bedroom, End Terrace Home with Gardens

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Property Description

Well-proportioned, two-bedroom, end-terrace home, with gardens, set on a generous corner plot. Conveniently located in the Duddingston area, to the east of Edinburgh city centre.

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

Requiring updating, features include gas central heating, double glazing, a loft space, and superb development potential.

Externally, the property benefits from well-maintained lawn gardens to both the front and south-facing to the rear.

Well placed for shopping and transport links, including Brunstane Rail station; there is also ample unrestricted street parking together with residential parking to the rear.

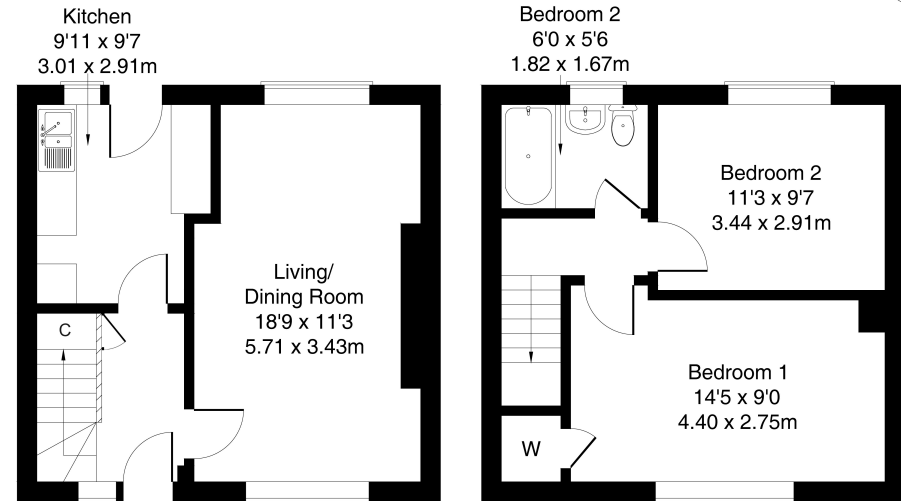
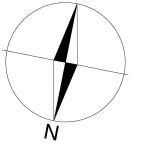
A welcoming entrance hall affords access throughout the ground floor and features an understair storage cupboard. A dual-aspect living room offers a spacious room for both lounge and dining furniture, and features an electric fireplace and two light fittings. Set to the rear, a well-sized kitchen affords access to the southerly-facing garden; whilst fitted units include a sink with drainer.

On the upper floor, generously sized bedroom one is set to the front, with a built-in wardrobe; whilst another well-sized bedroom is set to the rear, overlooking the garden. Completing the accommodation, the bathroom is fitted with a three-piece suite including an electric shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (710 sq ft - 66 sq m.)



Ground Floor

First Floor

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.





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