



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.

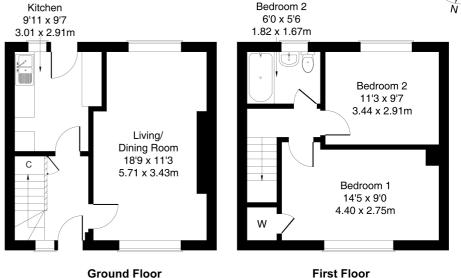
On the upper floor, generously sized bedroom one is set to the front, with a built-in wardrobe; whilst another well-sized bedroom is set to the rear, overlooking the garden. Completing the accommodation, the bathroom is fitted with a three-piece suite including an electric shower over the bath and tiled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



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





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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