




McEwan Fraser Legal

Solicitors & Estate Agents

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122 Magdalene Drive

BRUNSTANE, EDINBURGH, EH15 3BE



Brunstane is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. Historic Leith and Musselburgh are only a few miles away offering a further choice of specialist shops and services.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station, which is within a short walking distance, connects to the city centre and beyond.

The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Jewel & Esk College and Queen Margaret University campus. Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Bowling Club & Leisure Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatynes and the King's Manor Hotel and outdoor bowling clubs. Portobello Beach is great for a relaxed stroll.

BRUNSTANE

PART EXCHANGE AVAILABLE! McEwan Fraser Legal is delighted to present this extended two-bedroom end-terraced house which is presented to the market in superb internal order. Neutrally decorated, the property boasts a generous public room, sun room, kitchen, WC and study on the ground floor; two generous double bedrooms and bathroom on the first floor. Further benefits include low-maintenance front garden and driveway, generous rear garden, gas central heating and double glazing.

Accommodation on the ground floor is focused toward a spacious public room which is open into a large sun room that overlooks the rear garden. Currently presented as dining room and living room, the tremendous floor space on offer will give a new owner plenty of flexibility to create their ideal entertaining space. The ground floor also has a useful study which is naturally bright and presents an ideal space for home working. Upstairs, the first floor landing give access to a two double bedrooms, bathroom, and access to a large loft for additional storage. Bedroom one overlooks the front garden and includes integrated wardrobes one side and large fitted wardrobes on the other. There is also ample floor space for a full suite of supporting furniture. The second bedroom is also a generous double with space for a full suite of free-standing bedroom furniture. Accommodation is completed by stunning modern bathroom which is fully tiled and includes a three-piece suite with shower over bath.



122 MAGDALENE DRIVE



DETAILS

Approximate Dimensions
(Taken from the widest point)

Living Room	4.15m (13'7") x 3.87m (12'8")
Dining Room	3.79m (12'5") x 3.15m (10'4")
Kitchen	2.70m (8'10") x 2.48m (8'2")
Study	3.14m (10'4") x 2.34m (7'8")
WC	3.14m (10'4") x 1.03m (3'5")
Bedroom 1	4.04m (13'3") x 3.38m (11'1")
Bedroom 2	3.64m (11'11") x 2.92m (9'7")
Bathroom	1.99m (6'6") x 1.61m (5'3")

Gross internal floor area (m²): 90m²
EPC Rating: C

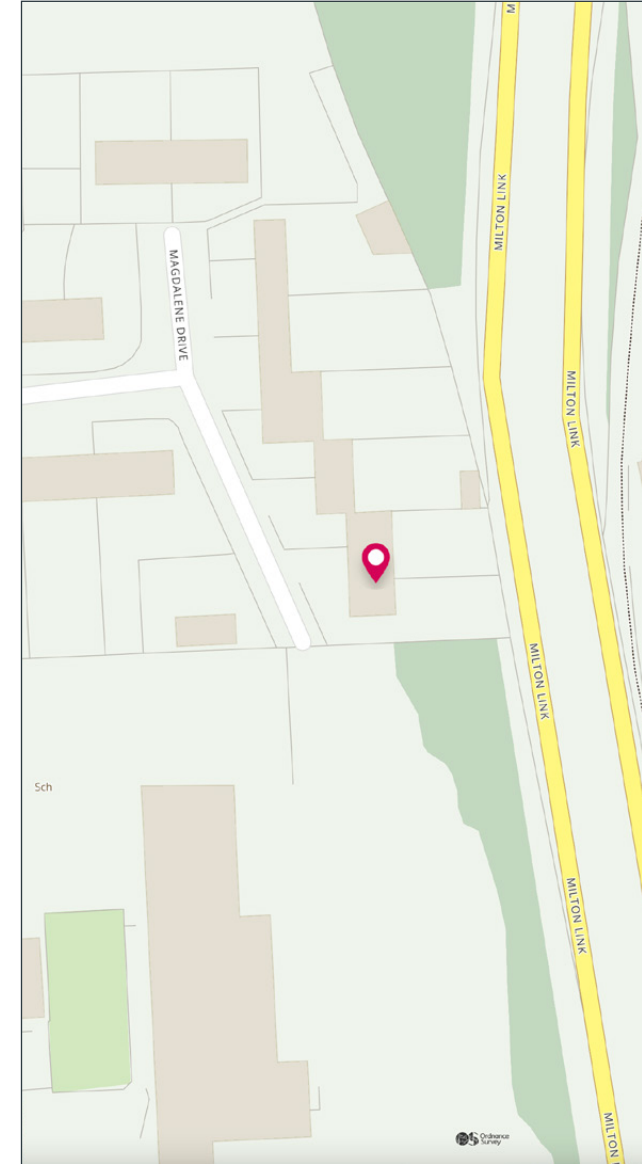
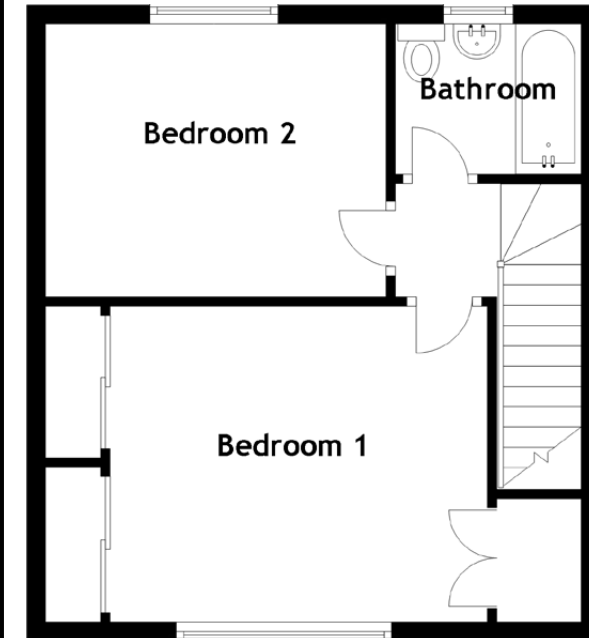
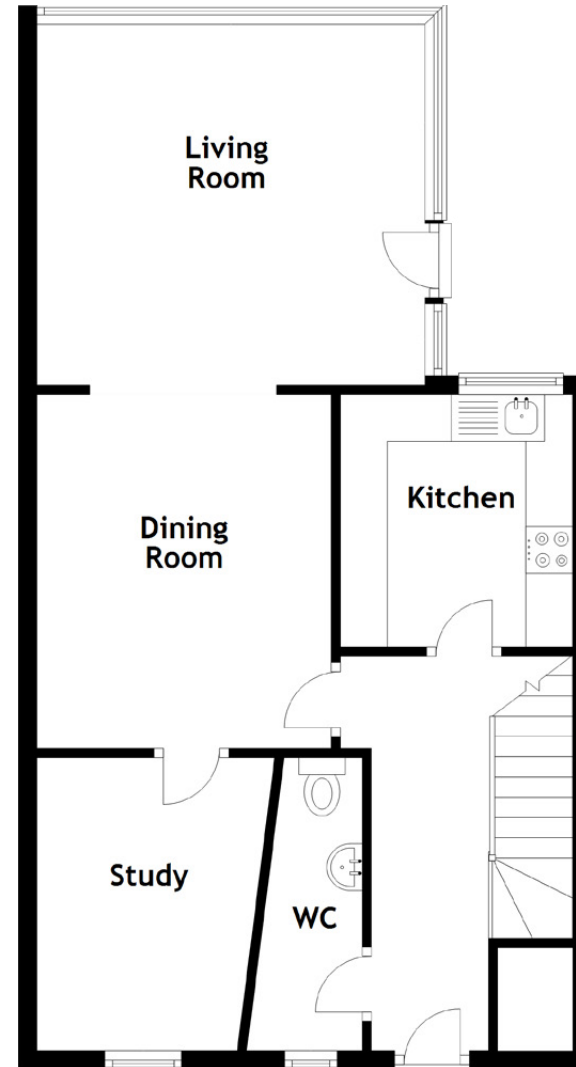


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

Externally, the property sits on a wider than average plot and boast a low-maintenance front garden with driveway to the side. The rear garden boasts a manicured lawn, patio area and mature hedging.



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Part
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