

7/2 Magdalene Medway

EDINBURGH, EH15 3DL



Refurbished two-bedroom ground-floor flat



0131 524 9797



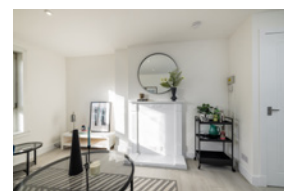
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This two-bedroom ground-floor flat is available for immediate entry with no onward chain. The current owner has undergone an extensive programme of refurbishment providing a new buyer the opportunity to walk in and enjoy!

THE LOUNGE



In brief, the accommodation comprises an entrance hall, spacious lounge, BRAND NEW fitted kitchen, two comfortable bedrooms and shower room.

THE KITCHEN



THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

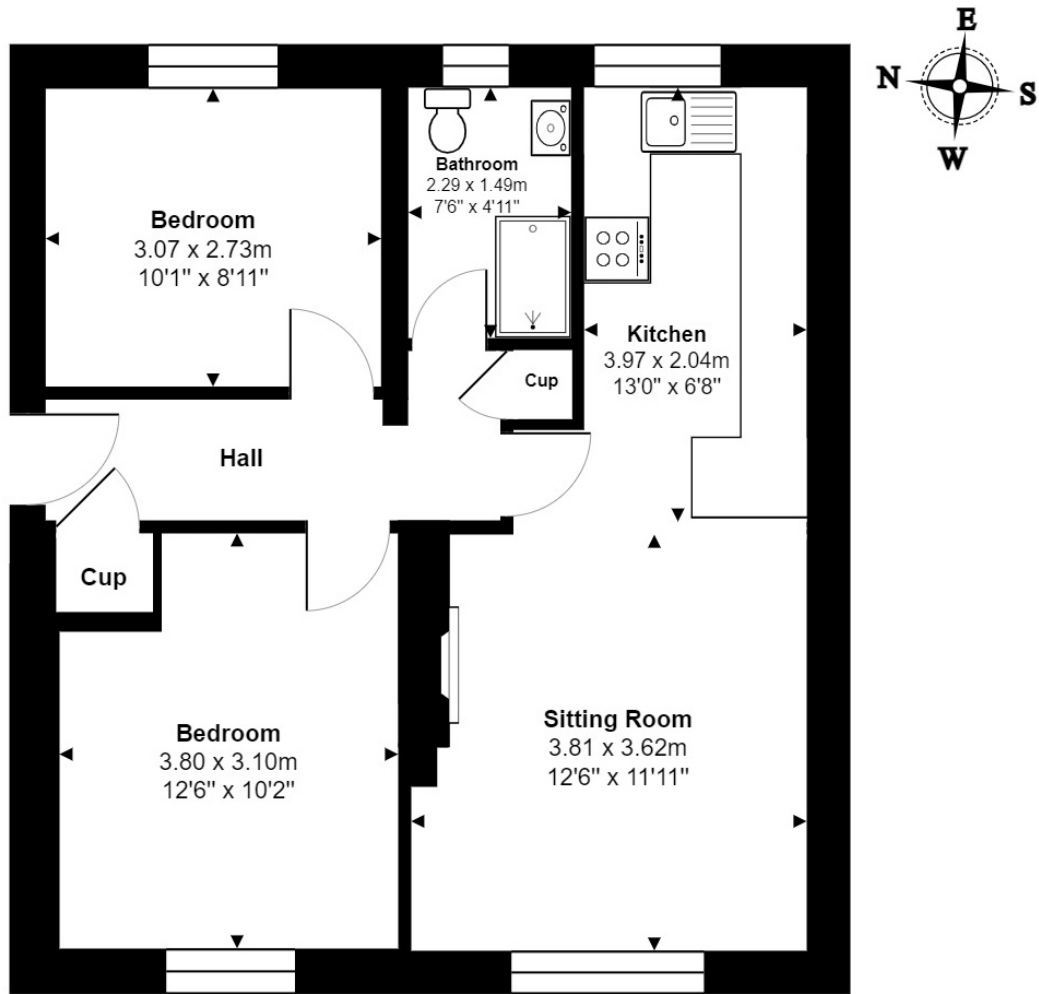


Situated to the East Side of Edinburgh, Magdalene Medway can be accessed by Duddingston Park South and is parallel to Milton Road. Excellent local shopping is on hand and further shopping and banking facilities are available in Portobello or Musselburgh. Within walking distance, there is an Asda Hypermarket, which offers 24-hour shopping and the Fort Kinnaird Retail Shopping Complex offering a good variety of High Street Stores, established restaurants, a multi-screen cinema and Pure Gym.

EXTERNALS

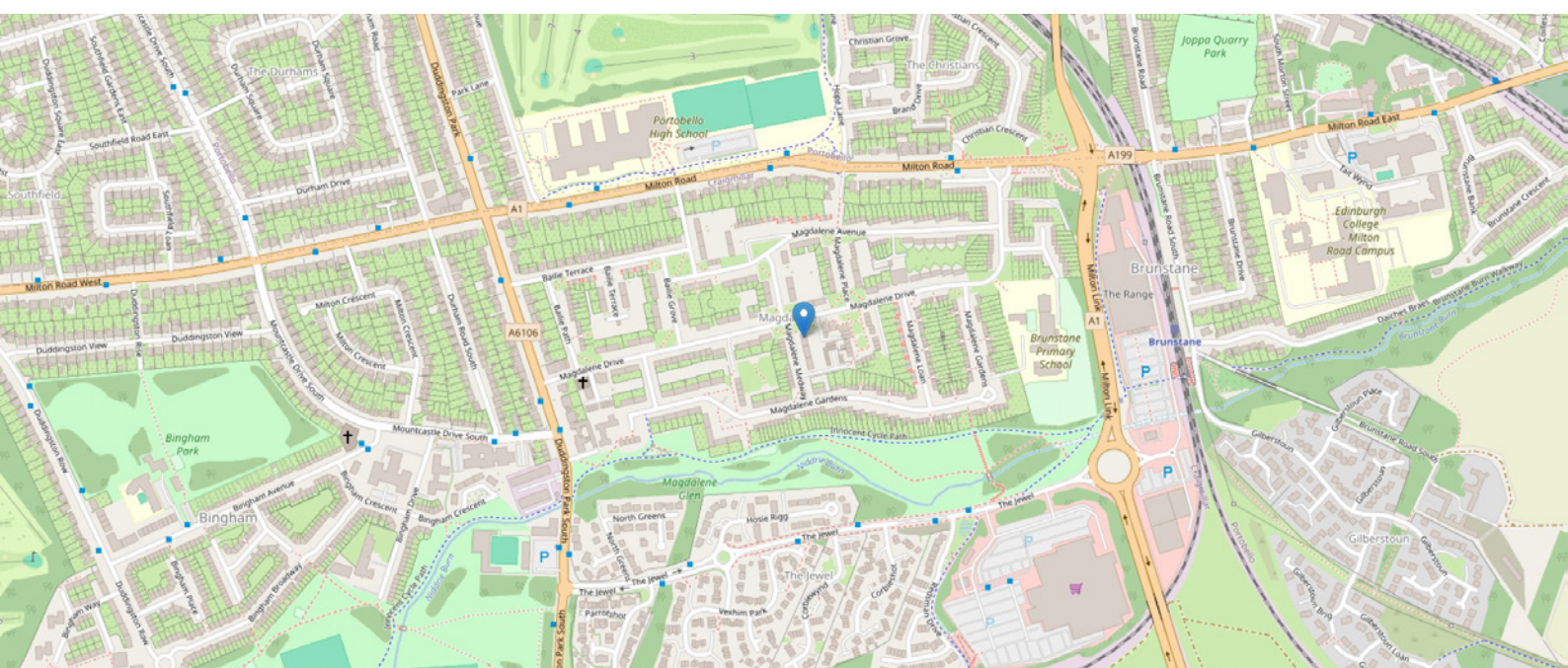


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 56m² | EPC Rating: C



THE LOCATION

Duddingston is a popular residential area of Edinburgh which has a good range of local shops and services and is convenient for easy access to the Walmart Asda at the Jewel, as well as Fort Kinnaird Retail Park which has a multitude of stores.





There are primary and secondary schools locally and the Jewel & Esk Valley College is also easily accessible from here.

Regular bus services operate from this area to and from the City Centre and many other parts of the city and some surrounding areas giving easy access to the many cultural, educational and recreational venues. Duddingston is well placed for easy access to the city bypass and thereon to the A1, the Scottish motorway network and Edinburgh International Airport.



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THE SUNDAY TIMES
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