

38/4 Magdalene Drive

EDINBURGH, EH15 3ED



*BRIGHT AND SPACIOUS TWO-BEDROOM FLAT WITH
COMMUNAL GARDENS AND EXCELLENT NATURAL LIGHT*



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McEwan Fraser Legal is delighted to present this bright and spacious two-bedroom flat, ideally situated in the popular residential area of Magdalene. Offering well-proportioned accommodation throughout, the property further benefits from well-maintained communal front and rear gardens and unrestricted on-street residential parking.

The welcoming entrance hallway is presented in neutral décor and provides access to all rooms within the property, creating a practical and well-balanced layout. The generous living room is a bright and inviting space, enhanced by an abundance of natural light and finished in neutral décor with warm hardwood flooring. A feature fireplace provides an attractive focal point, while built-in shelving and storage add both character and practicality, making this an ideal room for relaxing or entertaining.

The Property



Adjoining the living area is the fitted kitchen, which is equipped with a range of wall-mounted cabinets, a freestanding cooker, fridge/freezer, washing machine and dishwasher. Finished with white tiled splashbacks and dark grey tiled flooring, the kitchen offers a functional and stylish space for everyday living.





The property offers two well-proportioned double bedrooms, both beautifully presented in neutral décor and benefiting from excellent natural light. Each room provides ample space for freestanding storage furniture, making them comfortable and versatile.





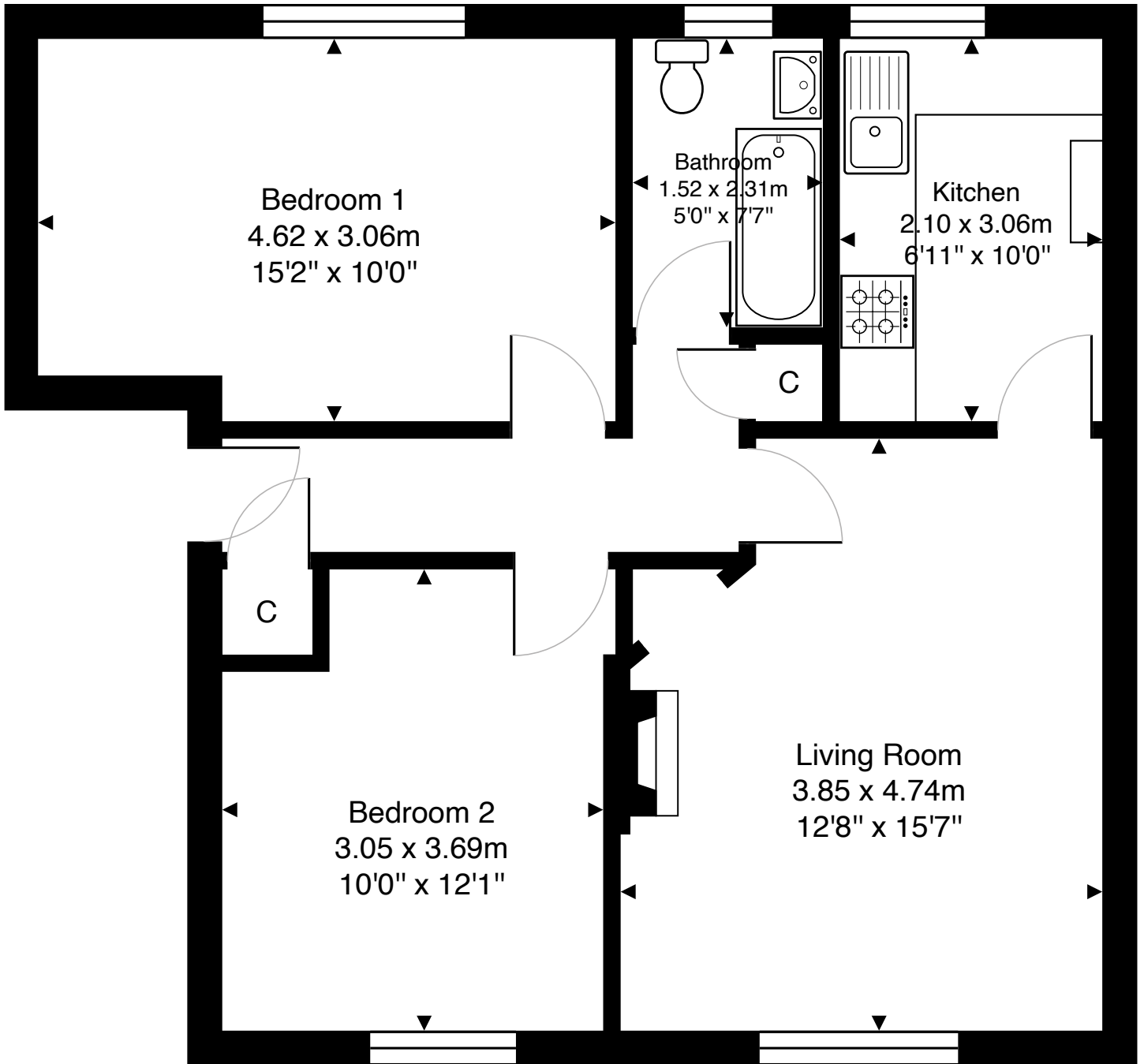
Bedroom 2





Completing the accommodation is a bright family bathroom fitted with a modern white three-piece suite and finished in neutral tones.





Gross internal floor area (m²): 61m²

EPC Rating: C

Externally, residents can enjoy access to the well-maintained communal gardens to the front and rear of the property, while unrestricted on-street parking provides added convenience. Combining spacious accommodation with excellent outdoor space and a convenient location, this property is an ideal opportunity for first-time buyers, professionals and investors alike.

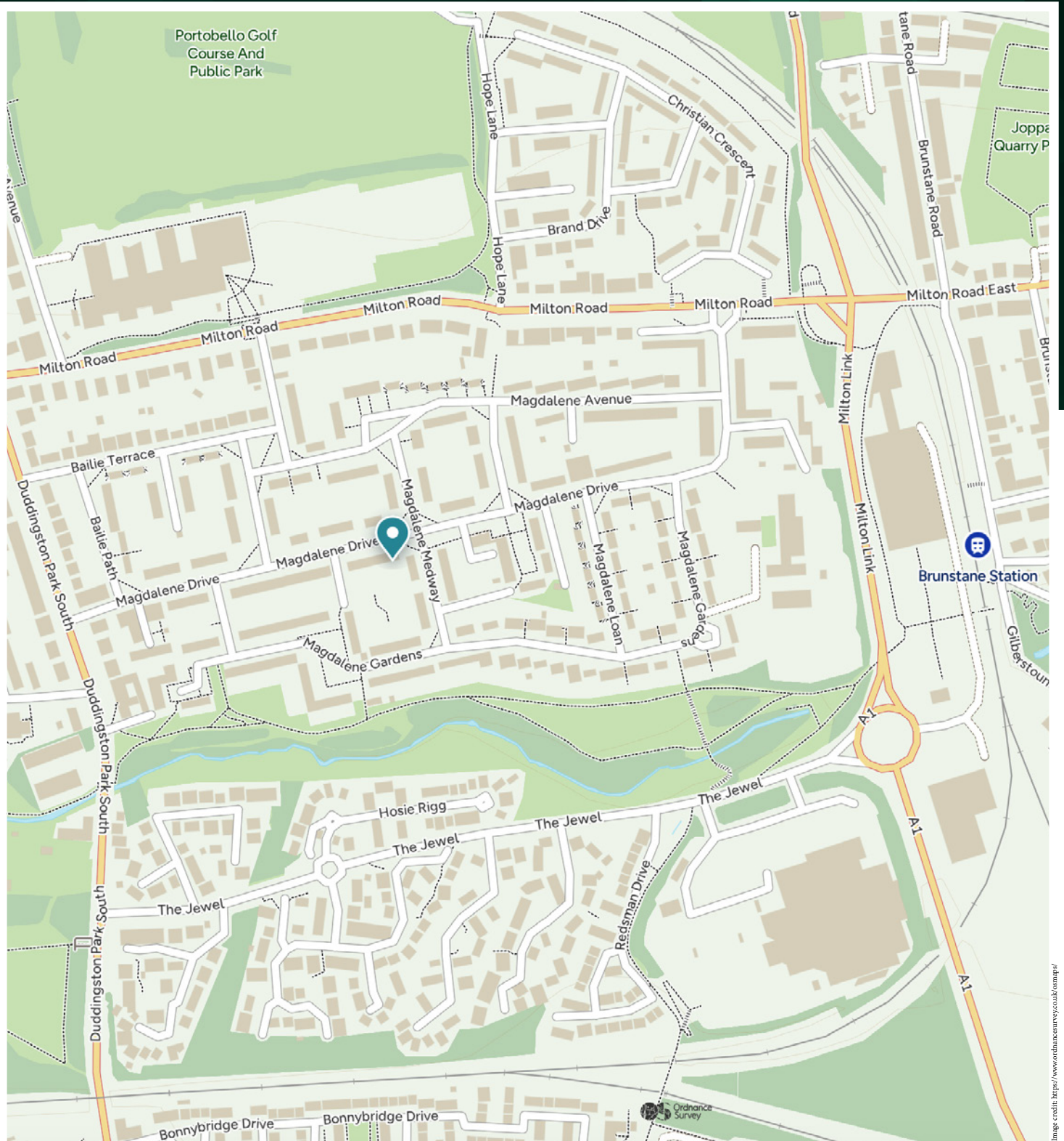




Magdalene Drive is located within the established residential area of Magdalene, situated to the east of Edinburgh city centre. The area is well regarded for its quiet residential setting while still offering excellent access to a wide range of local amenities, including supermarkets, shops, cafés and everyday services.

The property is ideally placed for commuting, with regular bus services providing quick and easy access to Edinburgh city centre, Waverley Station and surrounding districts. The nearby A1 and City Bypass also offer convenient connections for travel further afield, making this a popular location for professionals.

Residents can enjoy a selection of nearby green spaces and recreational facilities, including Duddingston Golf Club, Portobello Beach and Holyrood Park, all within easy reach and offering excellent opportunities for walking, cycling and outdoor activities. Combining affordability, convenience and good transport links, Magdalene remains a practical and well-connected residential area suitable for a wide range of buyers including first-time purchasers, families and investors.



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