



## 11/2 Magdalene Gardens, Edinburgh, EH15 3DG

Beautifully Presented, Two Bedroom, South-Facing, Ground-Floor Flat with Gardens

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

espc rightmove<sup>®</sup> find your happy Zoopla



# Property Description

Beautifully presented, two-bedroom, south-facing, ground-floor flat, with private gardens. Forming part of an established development, located in the residential area of Duddingston, to the east of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms and bathroom.

Tastefully finished throughout in contemporary decor, featuring a modern fitted kitchen with real-wood worktops, and varnished hardwood flooring. In addition, there is gas central heating, double glazing, spotlighting, a feature wall for the lounge and a secured entry system.

A front garden is enclosed by tall privacy hedging and has a lawn and wood-decked patio; to the rear is a second patio area, with a further shared drying green beyond. Well placed for shopping and transport links, including Brunstane Rail station, there is also ample unrestricted parking to the front and surrounding streets.

A welcoming entrance hall affords access throughout the majority of the property, including a storage cupboard, and features varnished hardwood flooring continuing into most rooms.

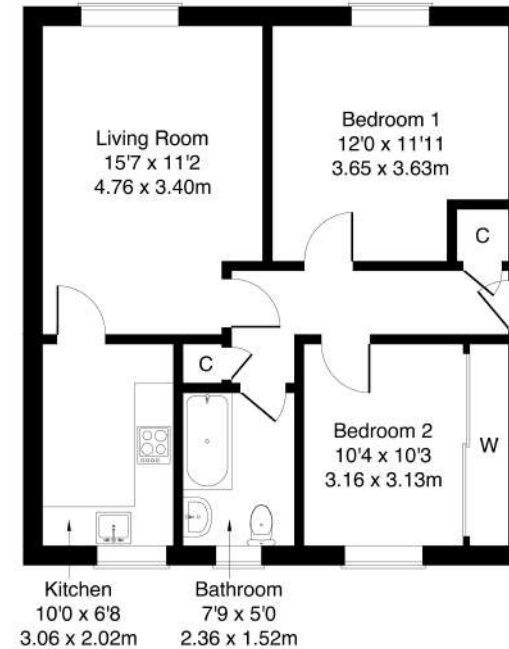
Set to the front, a spacious living room is tastefully finished with a feature wall, bespoke shelves, a wall-mount TV point, light decor and spotlighting; whilst enjoying a southerly-facing aspect allowing plentiful natural light. Set off the living room, a stylish kitchen is fitted with modern units, real-wood worktops, a tiled surround and a sink with a drainer; with appliances including an integrated oven and an electric hob with an extractor hood.

Two double bedrooms are set to opposite aspects, well-finished with plentiful space for furnishings, with bedroom two also featuring a fitted wardrobe. Completing the accommodation, the family bathroom is fitted with a three-piece suite including an electric shower over the bath, tiled splash walls and a ladder-style radiator.



**11/2 Magdalene Gardens, EH15 3DG**

Approximate Gross Internal Area: (624 sq ft - 58 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.







## Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.