



Magdalene Drive Edinburgh EH15 3ED

Lovely Renovated Two-Bedroom Garden Flat with Private Outdoor Space, ideally situated in the popular residential area of Magdalene. close to all local amenities, Fort Kinnaird, Portobello Beach etc with excellent transport links.

Key Features

- Freehold
- Council Tax Band B
- Residents On-Street Parking
- Includes Appliances + Fixings
- 2 Double Bedrooms
- Gas CH
- EPC D
- 2 Gardens

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Newly renovated throughout, including a modern fitted kitchen, new flooring and carpets, new internal doors, double glazing, and gas heating, with stylish spotlights fitted in the hallway, kitchen, and living room. The bright and spacious living room offers a comfortable setting for relaxing or entertaining, while the newly upgraded kitchen provides a modern and practical space for everyday living. Both double bedrooms are well proportioned and finished with new carpets and neutral décor. The main bedroom benefits from French doors opening onto the private side garden, creating a lovely extension of the living space and a peaceful outdoor retreat.

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The three-piece family bathroom is bright and functional, with new vinyl flooring installed.

Externally, the property benefits from a front garden wrapping around the side of the building, with established hedges and bamboo screening providing excellent privacy. Additional outside hall storage, along with ample storage within the flat, adds further practicality.

A fantastic opportunity for first-time buyers, professionals, downsizers, or investors seeking a well-presented home with private outdoor space in a desirable location.

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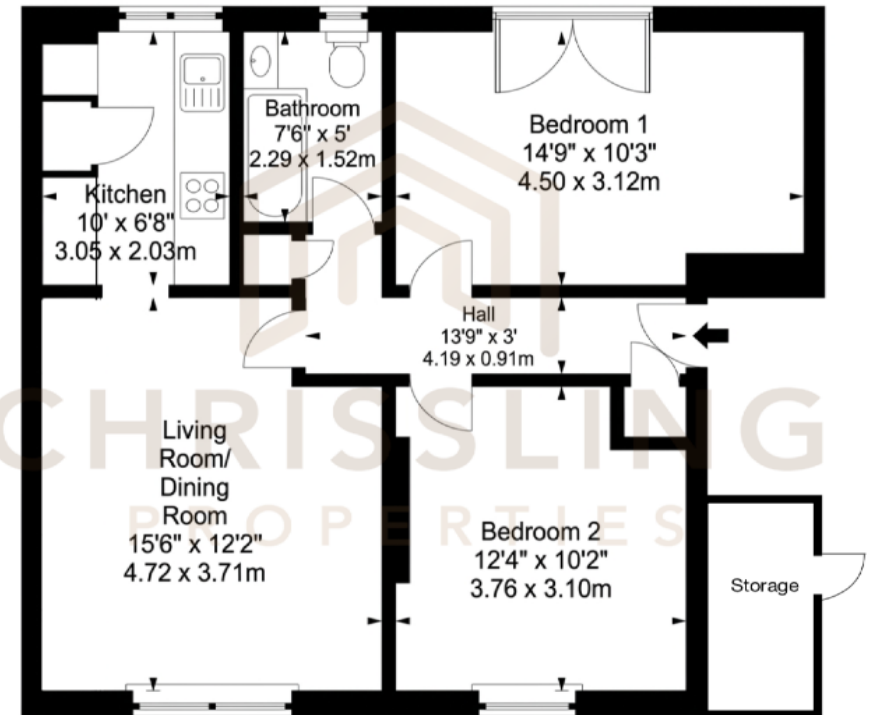
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Ground Floor Garden Flat
Approx. Gross Internal Area
62 m² / 667.4 sq ft
Plus
Additional External Storage



DISCLAIMER

These particulars are intended to give a fair description of the property but the accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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