

DUDDINGSTON

36/8 Magdalene Drive EH15 3ED



FIXED PRICE £102,500

- Recently decorated top floor flat in four storey purpose built block.
- Bright and spacious accommodation comprising: hall, living room, two double bedrooms, kitchen and bathroom.
- Gas central heating.
- UPVC double glazing.
- Good cupboard space.
- Free parking in street.

Viewing:

Sundays 2pm-3pm

Or telephone 07711 358 243

Well presented top floor flat with easy access to and from City Centre. The property has been recently redecorated and is presented in walk in condition. Fort Kinnaird Retail Park is close at hand, as is an Asda Superstore Edinburgh City Centre is served by regular public transport which is close at hand in Duddingston Road and access to the A1 trunk road is approximately 400 yards away. The accommodation comprises:

Hall 14'1" x 2'6" widening to 5'1"

Entrance hall with shelved cupboard and further deep cupboard providing excellent storage. Two recessed ceiling lights and hanging ceiling light. Ceiling coving. Central heating radiator. Double power point. Laminate floor.

Living Room 15'6" x 11'5"



Well proportioned living room with window to front. Ceiling coving. Central ceiling light. Gas fire servicing back boiler with shelf over. Cupboard housing hot water tank and central heating pump. Cable TV connection. Telephone point. Three double power points. Fitted carpet.

Kitchen 10' x 6'2"

Accessed from the living room and fitted with ample base and wall units in pine finish. Electric hob and oven. Plumbing for automatic washing machine. One and half bowl sink and drainer with mixer tap. Breakfast bar. Space for fridge/freezer. Window to rear with open aspect. Tiled splashbacks. Two double and one single power points at upper level plus dedicated points.

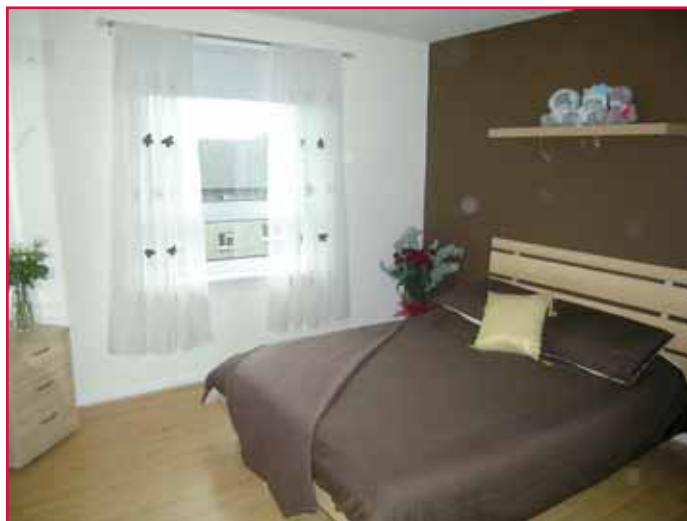
Bedroom 1 14'8" x 10'2"

Double glazed window to rear with open aspect. Full width built in mirrored wardrobes. Two double power points. Central heating radiator. Central ceiling light. Picture rail. Sanded and varnished floor.



Bedroom 1

Bedroom 2 10'1" x 11'10"



Further double bedroom with double glazed window to front. Built in mirrored wardrobe with two hanging rails and shelves. Two double power points. Halogen light fitting. Laminate floor.

Bathroom 7'4" x 4'6"

Good sized bathroom with frosted UPVC double glazed window to rear fitted with white three piece suite and tiling to ceiling level around bath. Mira electric shower. Mirrored medicine cabinet. Folding, glazed shower screen. Central heating radiator. Chrome fittings. Central ceiling light. Sensor operated extractor fan. Vinyl floor.

Externally

Shared drying area and large communal garden in central square.

Extras

All curtains and blinds.



These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.

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