



**6/6 Magdalene Avenue, Edinburgh**

Offers Over **£160,000**



## 6/6 Magdalene Avenue

Edinburgh, Edinburgh

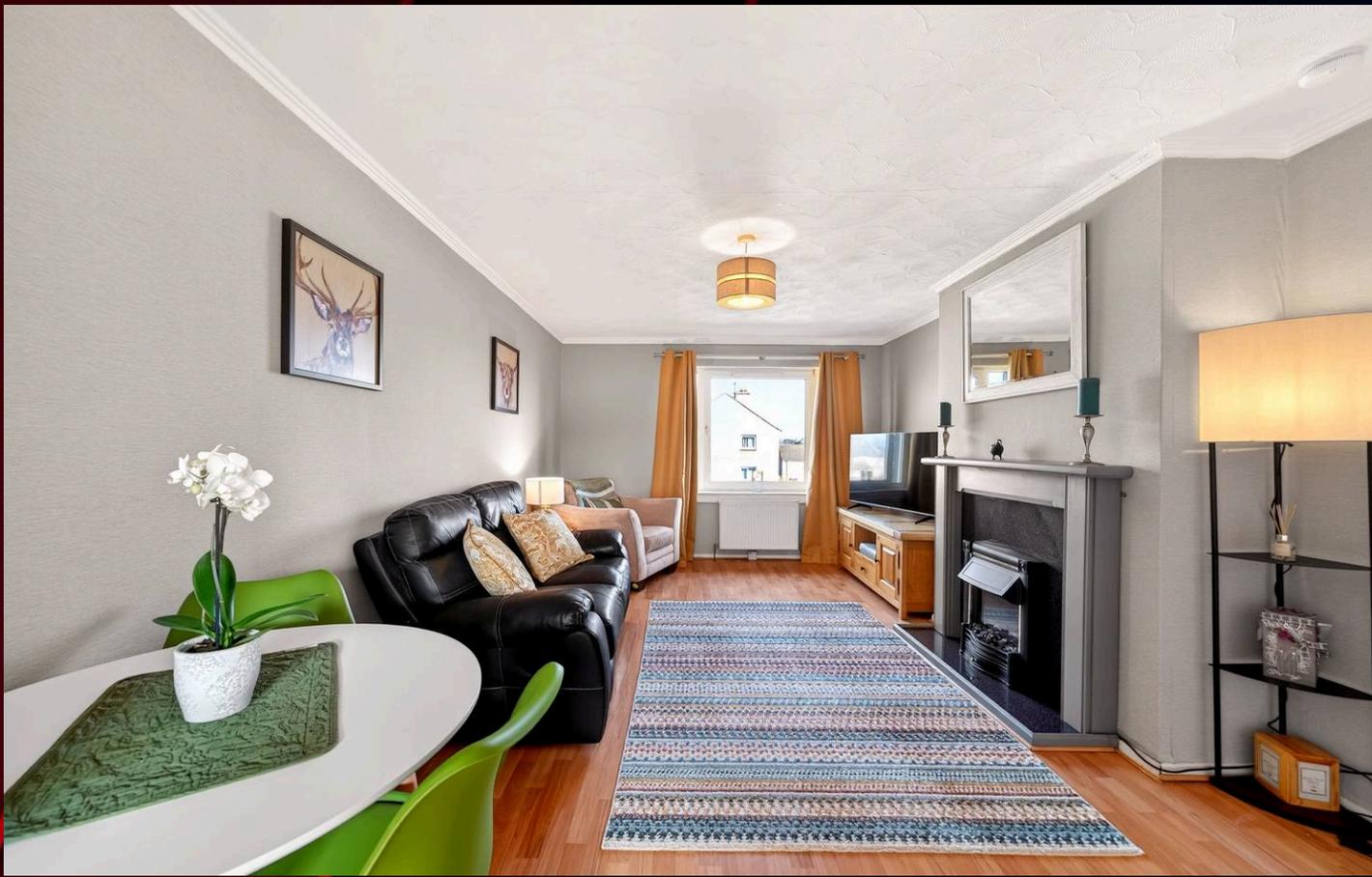
Bright top floor flat with 2 double bedrooms, spacious living room, separate kitchen, modern bathroom, and free on-street parking. Ideal for first-time buyers, professionals, or investors. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Top floor flat!!
- Located at Magdalene Avenue in a well-established residential area
- Bright and spacious living room with dining area and feature fireplace
- Two well-proportioned double bedrooms
- Separate, well-equipped kitchen with ample storage and workspace
- Generous bathroom with bath and overhead shower
- Free on-street parking available nearby
- Ideal for first-time buyers, professionals or buy-to-let investors



### Living room

16' 5" x 11' 2" (5.00m x 3.40m)

This bright and generously proportioned living room offers a welcoming and versatile space, ideal for both relaxation and entertaining. The room benefits from a large window allowing for an abundance of natural light, creating a warm and inviting atmosphere throughout. A central fireplace provides an attractive focal point, adding character and a cosy feel to the space. There is ample room for a range of furniture layouts, including a comfortable seating area as well as a dedicated dining space, perfect for everyday living and hosting guests. The room further benefits from direct access to the kitchen, enhancing the flow of the home and making it highly practical for modern lifestyles. Neutral décor and quality flooring complete the space, offering a stylish yet comfortable environment. This is a spacious and well-balanced living area, perfectly suited to modern living.

### Kitchen

9' 2" x 7' 10" (2.80m x 2.40m)

This bright and well-presented galley kitchen offers a practical and stylish space, ideal for everyday living. Featuring a generous run of worktops on both sides, the kitchen provides ample preparation space along with plenty of storage through a range of wall and base units. Natural light floods the room through a large rear-facing window, creating a pleasant and airy atmosphere while offering attractive green views. The layout has been thoughtfully designed to maximise functionality, with integrated appliances including a washing machine, as well as space for additional freestanding units. The warm wood-effect cabinetry is complemented by contrasting work surfaces and neutral tiled splashbacks, giving the space a clean and timeless feel. There is also room for small appliances and food preparation, making it a highly practical cooking environment.





### Principal bedroom

12' 10" x 10' 11" (3.90m x 3.34m)

This generously proportioned principal bedroom offers a bright and comfortable retreat, positioned to the front of the property with a pleasant outlook towards the parking area. The room benefits from excellent natural light through a large window, creating a warm and inviting atmosphere. There is ample space for a double bed along with additional freestanding furniture, including wardrobes and drawer units, making it both practical and well-balanced in layout. The neutral décor enhances the sense of space and provides a versatile backdrop to suit a range of interior styles. The room further benefits from a radiator for year-round comfort and a calm, relaxing ambience, ideal for unwinding. This is a spacious and well-presented principal bedroom, perfectly suited for modern living.

### Bedroom

9' 6" x 12' 5" (2.90m x 3.78m)

This well-proportioned second bedroom is quietly positioned to the rear of the property, offering a peaceful outlook over the garden. The room benefits from excellent natural light through a large window, creating a bright and relaxing atmosphere. There is ample space for a double bed along with additional furniture, making it a versatile room suitable as a guest bedroom, home office, or study. The neutral décor and soft finishes enhance the sense of space and provide a blank canvas for personalisation. Practical features include a radiator for year-round comfort and space for a desk, ideal for those working from home. This is a comfortable and flexible bedroom, perfectly suited to modern living needs.





### Bathroom

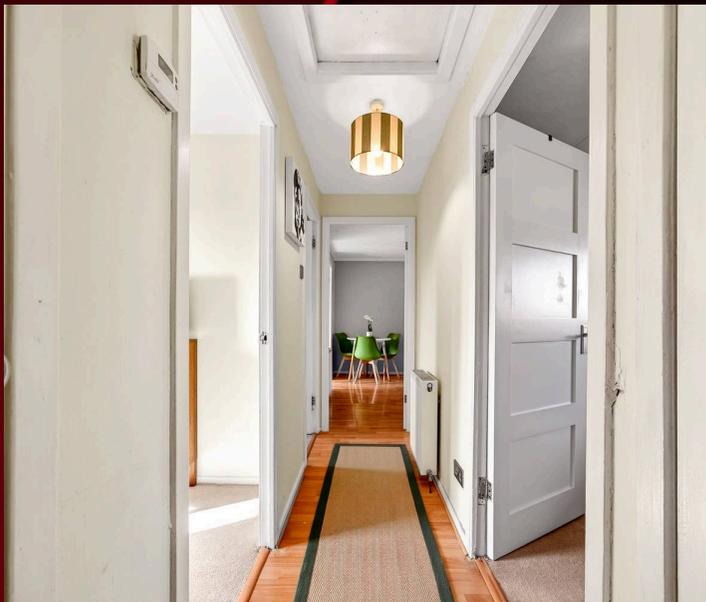
9' 6" x 6' 3" (2.90m x 1.90m)

This spacious and well-presented bathroom offers a bright and modern setting, designed for both comfort and practicality. The room features a full-sized bath with an overhead shower and glass screen, providing flexibility for both quick showers and relaxing baths. The suite is completed with a WC and wash hand basin, along with a wall-mounted mirrored cabinet offering additional storage. A large frosted window allows for plenty of natural light while maintaining privacy, enhancing the airy feel of the space. Stylish geometric wall finishes add a contemporary touch, complemented by neutral tiling around the bath area for a clean and timeless look. The room further benefits from a radiator for added comfort and easy maintenance flooring throughout. Overall, this is a generously sized and functional bathroom, ideal for modern living.

### Hallway

3' 3" x 11' 1" (1.00m x 3.37m)

The welcoming hallway provides access to all principal rooms, creating a practical and well-connected layout throughout the property. The space is bright and well-presented, with neutral décor enhancing the sense of light and continuity. There is ample room for additional storage or decorative furnishings, while the layout naturally guides you through to the living accommodation. The hallway also benefits from a radiator for added comfort and easy-care flooring, ideal for everyday use.





## **GARDEN**

The property further benefits from a private rear garden, offering a peaceful outdoor space ideal for relaxing or entertaining. The garden is mainly laid to lawn, providing a low-maintenance area with plenty of potential for landscaping or personalisation. Surrounded by mature greenery and fencing, the space enjoys a good degree of privacy, creating a quiet retreat away from the main road. There is ample room for outdoor seating, gardening, or family use. Is a charming and versatile outdoor space, perfect for enjoying the warmer months.

## **On street**

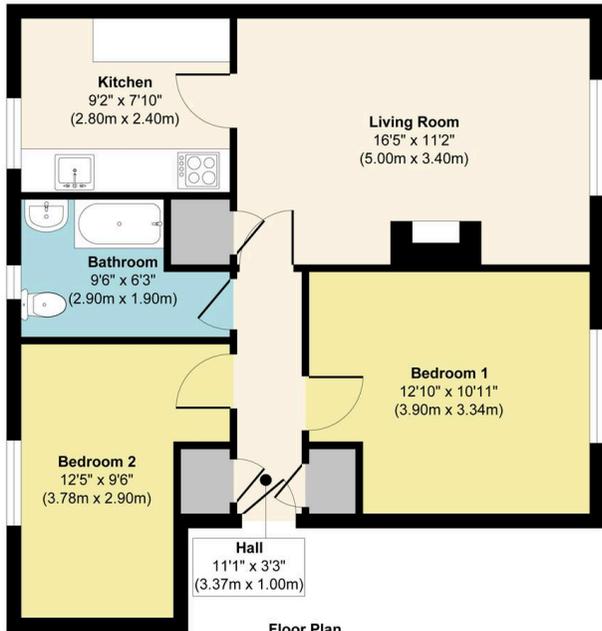
### **1 Parking Space**

The property benefits from convenient on-street parking directly outside the building, offering easy day-to-day access. In addition, there is ample free parking available in the immediate surrounding area, providing flexibility for multiple vehicles or visitors.





6/6 Magdalene Avenue, Edinburgh, EH15 3BP



Floor Plan

Approx. Gross Internal Floor Area 637 sq. ft / 59.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England, Scotland & Wales

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## RE/MAX Estates- Edinburgh

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