



Edinburgh,
Duddingston

Greenside, 2 Magdalene Drive
Fixed Price £329,995

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- Spacious detached bungalow (Circa 1958) occupying generous walled corner plot extending to 0.220 acre.
- Double-glazing complemented by gas central heating.
- Converted attic providing 2-bedroomed flatlet with own bathroom.
- Sitting room with box/bay window and gas fire.
- South-facing dining room and large kitchen/dining room with appliances.
- Three double bedrooms and bathroom downstairs.
- Walled gardens with very sunny aspect and above average privacy. Garage (requiring improvement) and parking for several vehicles. Possible scope for development.

Accommodation, in brief, comprises:

Extensive entrance hall, sitting room, dining room with patio doors, family sized kitchen, three double bedrooms and bathroom with three piece suite/shower: Spiral staircase rising to living room, 2 double bedrooms and bathroom.

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The popular area of Duddingston runs north from Milton Road to the Jewel and beyond to Fort Kinnaird retail park. It is a pleasant and well-established residential area allowing easy access to the A.1 (Milton Link), which connects with the City Bypass and ultimately motorways. Excellent bus services operate and cycle tracks/walkways intersect the entire neighbourhood. Within the immediate area are local shops catering for everyday needs and the extensive Asda supermarket. Golf courses, the coast, a Living Well sports centre and other recreational facilities are all equally accessible.

Greenside occupies a generous corner plot to the east of Duddingston Park South just at the beginning of Magdalene Avenue and right beside St Martin's Parish Church. It was built around 1958 and is a substantial detached L-shaped bungalow of one-off design. The extensive attic space was converted in 2000 creating an almost self-contained flatlet with its own living room, 2 bedrooms and bathroom (there is scope to construct a separate entrance if required). The very generous walled gardens (0.220 acre) provide a very high degree of privacy and lovely sunny aspect. Consent was granted in 1988 to erect a single two-storey house within the grounds but this has since lapsed. Viewing is recommended.

General Details

Accommodation, in more detail, comprises:-

Reception Hall

A most extensive reception hall now incorporates the original vestibule area and is laid with laminate flooring. There are replacement pine doors leading to all apartments, a useful cupboard, modern double glazed door and two radiators. A period cast iron spiral staircase provides access to the attic.

Sitting Room

(18'9 x 10'11) (5.71 x 3.32m) (excluding bay area)

The principle public room is located to the front with a box/bay window and double glazed door leading to the garden. There is a fuel effect gas fire, radiator and coving.

Dining Room (14'3 x 13'10) (4.34 x .21m)

The dining room is a walk through design providing access to the kitchen. Laminate flooring has been laid and patio doors enjoy a south-facing position with access to the garden.

Kitchen /Dining Room (14'3 x 13'10) (4.34 x 4.21m)

The dining kitchen has a double glazed window to side and rear plus an external door leading out to the garden. Numerous classic timber storage units line the room at both eye and floor level with lengthy work surfaces and an inset one and a half bowl sink. There is a built-in over, hob and hood, plumbing for a washing machine and useful cupboard.

Bedroom 1 (13'0 x 10'10) (3.96 x 3.30m)

This double bedroom has a double glazed window to front, laminate flooring, radiator and built-in wardrobe with twin fold-back doors.

Bedroom 2 (10'3 x 13'4) (3.12 x 4.06m)

A second double bedroom has laminate flooring, double glazed

window and built-in wardrobe (of open plan design).

Bedroom 3 (12'4 x 12'3) (3.75 x 3.73m)

This third double bedroom has twin-mirrored wardrobes each with double mirrored sliding doors. There is a radiator and double glazed window to rear.

Bathroom/Shower (7'10 x 8'0) (2.13 x 2.43m)

The bathroom has the benefit of two double glazed windows enjoying maximum brightness and there are laminate flooring, tile design, a ladder radiator and shower cabinet with chrome shower and glass blocks. Modern suite comprises corner bath, pedestal wash hand basin and W.C in white.

Living room (20'1 x 15'8) (6.09 x 4.77m)

Designed as a living room cum kitchen, this spacious room has two Velux windows (one suitable as a fire escape), laminate flooring and modern kitchen storage units complete with inset sink.

Bedroom 4 (13'0 x 9'11) (excluding entrance) (3.96 x 3.02m)

This further double bedroom has double glazed window and laminate flooring.

Inner Hall

There is a passageway leading to a further bedroom and bathroom. A large storeroom is located here.

Bedroom 5 (16'6 x 11'1) (5.02 x 3.37m)

West facing and sunny, a further bedroom has a wide double glazed window, laminate flooring and access into the eaves.

Bathroom 2

A second bathroom has a Velux window and is fitted with a white three-piece suite having a shower attachment.

Central Heating

Gas central heating is installed on the ground floor with panel radiators.

Double Glazing

All original windows have been replaced with double glazed units and the attic rooms feature a mixture of Velux and double glazed windows.

Grounds

The property stands in an area of garden extending to over a quarter of an acre. There are established lawns, a sunny patio, fruit trees, excellent parking and above average privacy. As stated, consent was previously granted to erect a dwellinghouse with a shared driveway but this has since lapsed.

Garage

There is an adjoining brick built garage, which requires improvement.

Ref : DMc/KW/GS

ENTRY

Negotiable

VIEWING

Strictly by appointment, tel Agents 0131 229 3399

SELLERS

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Head Office Edinburgh
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T- 0131 226 5151

BATHGATE
64 South Bridge St
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DALKEITH
11 White Hart St
T- 0131 663 9568

DUNFERMLINE
5 East Port
T- 01383 624244

MUSSELBURGH
151 High Street
T- 0131 665 3131

Drummond Miller LLP
47 Lothian Road,
Edinburgh EH1 2DJ

DX 104 Edinburgh
LP 72 Edinburgh 2

tel. 0131 229 3399

fax. 0131 229 3322

email. sales@drummond-miller.co.uk

web. www.drummondmiller.co.uk



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