



GILSON GRAY

LAW • PROPERTY • FINANCE

3C MCDONALD PLACE

Bellevue, Edinburgh, EH7 4NH



Set over the first and second floors of a modern development in desirable Bellevue, this two-bedroom, two-bathroom main-door maisonette offers immaculately presented, contemporary interiors. Representing an ideal home for first-time buyers, professionals, couples, young families, and rental investors alike, the property benefits from close proximity to the areas excellent amenities including shops, schools, transport links, cafés and restaurants, and scenic open spaces, including the Royal Botanic Garden.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, and microwave will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Main-door maisonette in desirable Bellevue
- Arranged over the first and second floors of a modern development
- Close to excellent amenities
- Welcoming entrance hall with WC
- Open-plan kitchen/living/dining room
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Family bathroom with shower-over-bath
- Good-sized private garden
- Residents' on-street permit parking (Zone N1)







"THIS TWO-BEDROOM, TWO-BATHROOM HOME, PRESENTED WITH MODERN INTERIORS, IS SURE TO APPEAL TO A WIDE DEMOGRAPHIC."





EPC RATING:

B

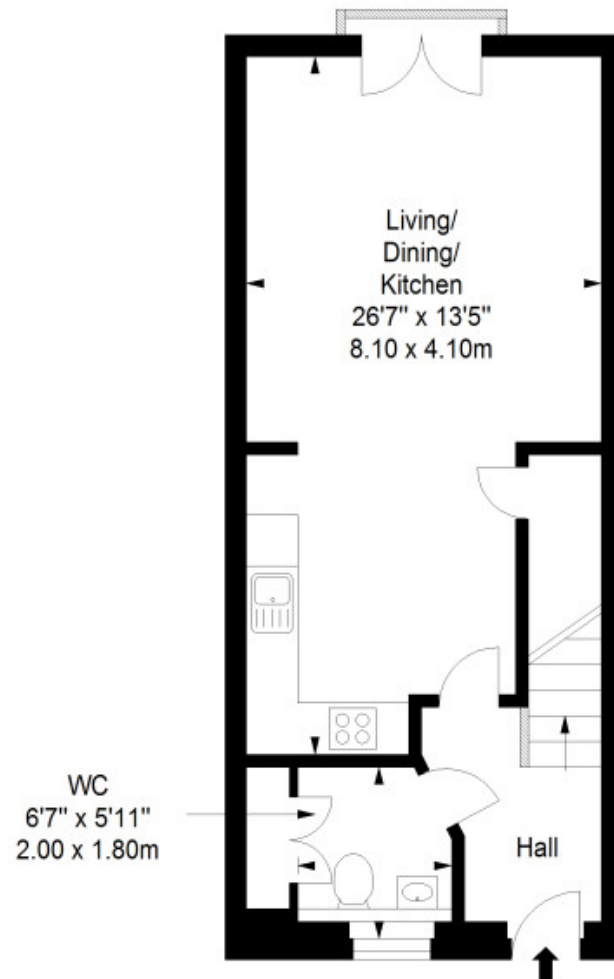
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

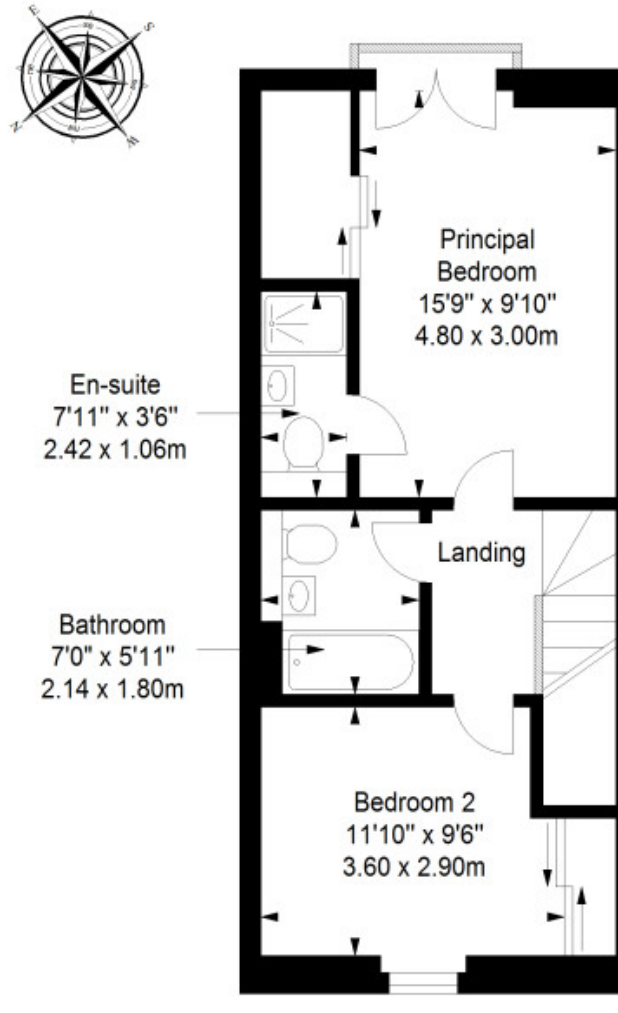
First Floor

Approx. 42.1 sq. metres (453.2 sq. feet)



Second Floor

Approx. 41.9 sq. metres (451.0 sq. feet)



Total area: approx. 84.0 sq. metres (904.2 sq. feet)



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.