



25/4 (2f2) McDonald Road
Edinburgh, EH7 4LX

CALL US ON 0131 447 4747

25/4 (2f2) McDonald Road, Edinburgh, EH7 4LX

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Attractive living room with dining recess.
- Feature fireplace housing electric coal effect stove.
- Contemporary galley style kitchen.
- Well-proportioned front facing double bedroom.
- Stylish modern shower room.
- Gas central heating and full double glazing.
- Excellent cupboard space throughout.
- Some fine period features.
- Shared rear garden.
- Entry-phone system.
- Excellent central location.



GENERAL DESCRIPTION

This delightful second floor flat is ideal for first time buyers and offers bright, stylish accommodation within a traditional sandstone tenement close to excellent local amenities and within easy reach of the city centre. The property is in walk-in condition.

LOCATION

McDonald Road is situated close to the city centre and sits within easy walking distance of an excellent range of local amenities including delicatessens, cheesemongers, butchers, greengrocers, fishmongers, bakers, Tesco Metro/convenience stores, post offices and banks. Nearby Leith Walk will soon boast the extended tram service providing quick and easy access to the centre of town and onwards to Edinburgh Airport. A short bus journey or a 10/15 minute walk will take you to the renowned Valvona & Crolla, John Lewis and Harvey Nichols Department Stores as well as The Playhouse Theatre and Omni Centre housing a health and fitness centre and multi-screen cinema. Travelling north down Leith Walk will quickly bring you to the cosmopolitan Shore area of the city with an array of individual bars, cafes, bistros and restaurants. In short the property combines all the benefits of city centre living with some first class local amenities.

COUNCIL TAX BAND - D

TRAINS -

APPROXIMATELY 1.1 MILES TO EDINBURGH WAVERLEY STATION

PLANES -

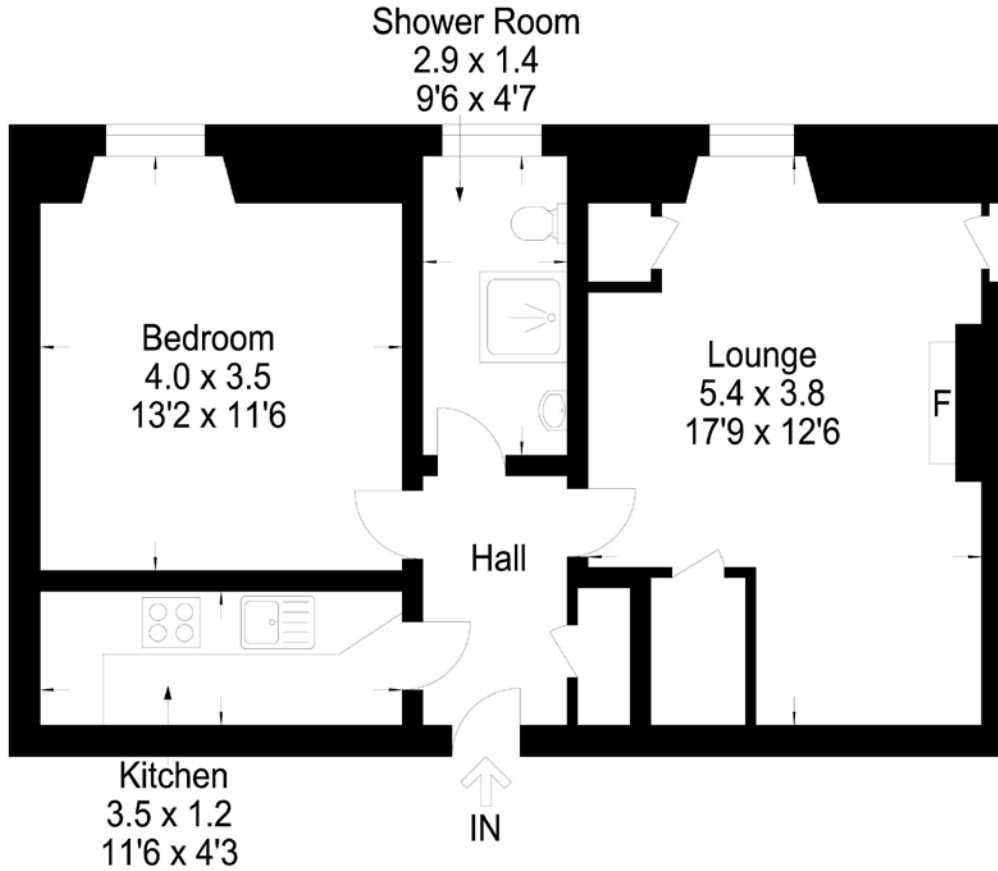
APPROXIMATELY 8.8 MILES (BY DIRECT TRAMLINE SERVICE) TO EDINBURGH AIRPORT

BUSES -

WITHIN 100 METRES

EXTRAS:

ALL FITTED FLOORCOVERINGS, BLINDS AND CURTAINS AS WELL AS THE APPLIANCES IN THE KITCHEN ARE INCLUDED IN THE PRICE. SOME OF THE EXISTING FURNITURE MAY BE AVAILABLE BY SEPARATE NEGOTIATION.



**ENERGY PERFORMANCE
CERTIFICATE RATING C**



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2020

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