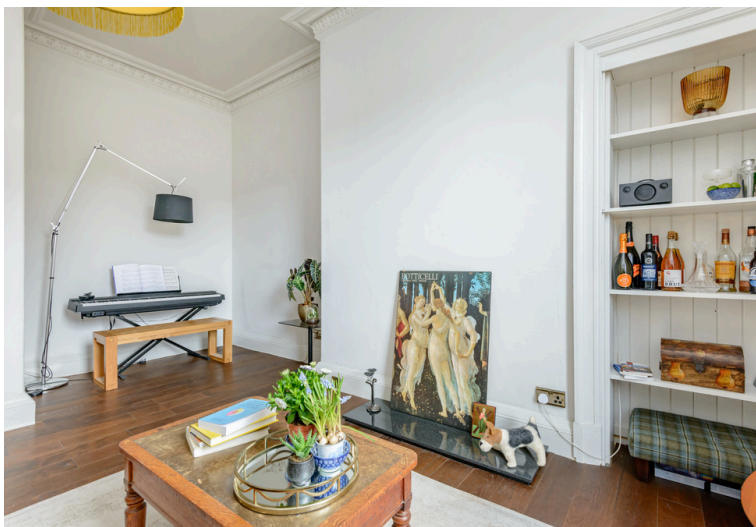




**59/5 McDonald Road  
Edinburgh, EH7 4NA**

**Deans**   
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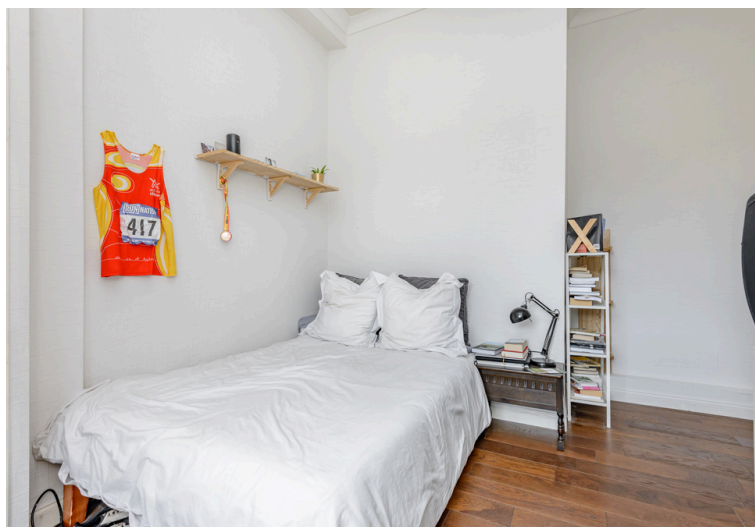
## SECOND FLOOR FLAT

- Lounge/Dining Area
- Kitchen
- Double Bedroom
- Shower Room
- Gas Central Heating & Double Glazing
- Communal Rear Garden
- On Street Permit & Pay Meter Parking
- EPC Rating- C





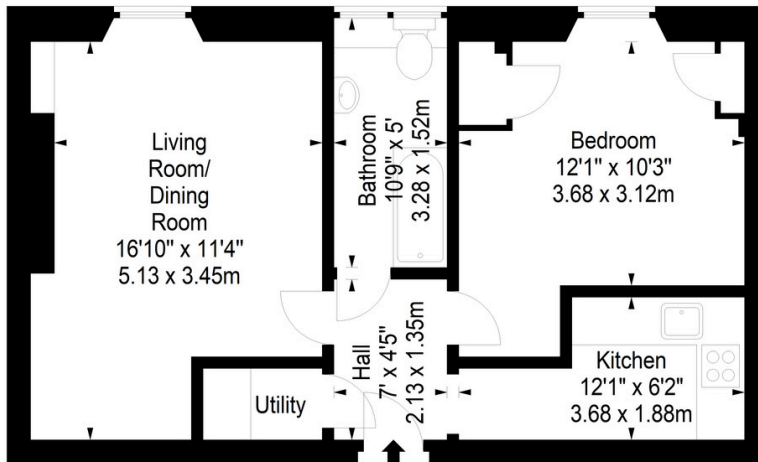
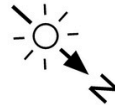
Forming part of a traditional tenement, this light and airy second floor flat is located within the highly desirable area of Bellevue. There are an abundance of excellent amenities within walking distance of Leith Walk with St James's Quarter and Princes Street within easy reach. Excellent transport links are available with the tramline running directly to Edinburgh Airport. The accommodation would make an ideal first purchase and comprises; secure entry phone system, entrance hall with utility cupboard, lovely lounge/dining area, modern internal kitchen, delightful double bedroom and stylish shower room. There is a well maintained communal rear garden with on-street permit and pay meter parking available. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine, fridge-freezer, dishwasher and tumble dryer. All appliances are to be sold as seen with no warranty provided.



McDonald Road,  
Edinburgh,  
Midlothian, EH7 4NA



Approx. Gross Internal Area  
515 Sq Ft - 47.84 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

**Deans**   
Solicitors & Estate Agents LLP

Your Property People.

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