










Fixed Price

£320,000

13/7 McDonald Road

Bellevue | Edinburgh | EH7 4LX

An excellent opportunity has arisen to acquire this generously-proportioned top floor flat, forming part of a handsome traditional tenement block, pleasantly positioned within the sought-after and high amenity district of Bellevue. Nearby excellent transport links including the tram line on Leith Walk, the property is suited to a variety of purchasers with viewing highly suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Communal garden
-  Permit and meter parking
-  EPC Band - D
-  Council Tax Band - D



Description

Internally, the property is presented to market in move-in condition while briefly comprising of; welcoming entrance hallway with useful utility cupboard, bright and spacious lounge/diner with a bay window, gas fireplace (currently disconnected), Edinburgh press cupboard and gorgeous cornicing, fully-fitted kitchen with a range of integrated white goods, tiling in splash areas and under-unit lighting while being styled with wooden units and a light worktop, two sizeable double bedrooms both with ample room for freestanding furniture and different configurations, and a fully-tiled bathroom suite with separate bath and rainfall shower.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, dishwasher and fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There is a well-maintained communal garden to the back and permit/meter parking can be found on McDonald Road as well as surrounding streets.

Viewing

By appointment through Neilsons 0131 625 2222.





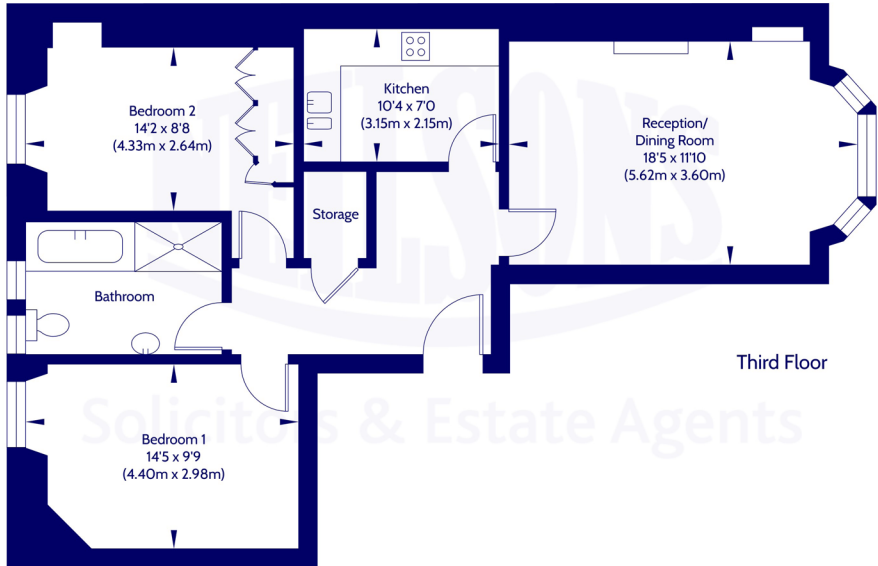
Location

McDonald Road forms part of the sought-after residential area of Bellevue providing many local shops and services for everyday provisions. A co-op is around the corner whereas a Tesco superstore is conveniently located on Broughton Road, just a short walk away with further amenities available in nearby Canonmills. Leisure facilities within the vicinity include the Playhouse Theatre and Omni Centre, housing a Health & Fitness Centre and multiscreen cinema together with Calton Hill, The Royal Botanic Gardens and Inverleith Park. The City Centre is within walking distance and excellent public transport including the nearby tram stop, providing quick and easy access across the city. The cosmopolitan Shore area of the city, only a short distance away, offers an array of individual bars, bistros and restaurants with the Ocean Terminal Shopping Complex providing several High Street named stores.





Approx. Gross Internal Floor Area 71.36 Sq M / 768 Sq Ft.



Third Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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