










Offers Over
£170,000

80/1 McDonald Road

Bellevue | Edinburgh | EH7 4NT

A fantastic opportunity has arisen to purchase this spacious ground floor flat forming part of an attractive modern development benefiting from private residential parking and beautiful landscaped communal grounds. The property is in the desirable area of Bellevue and would appeal to first time buyers, professionals and buy to let investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

In brief the accommodation comprises, secure entry system, welcoming hallway, light and spacious bay windowed reception/dining room with electric fireplace, internal fitted kitchen with appliances, well proportioned double bedroom with fitted mirrored wardrobes and bathroom with three/piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings, curtains and blinds will be included in the sale together with the gas hob, oven, fridge, freezer, and washing machine. Other items of furniture can be made available by separate negotiation.

Gardens, Garage & Driveway

There are well maintained communal garden grounds. Private residents and visitors permit parking facilities can be found to the rear of the property. The development is factored by James Gibb for approx. £220 per quarter. This includes maintenance of communal areas and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





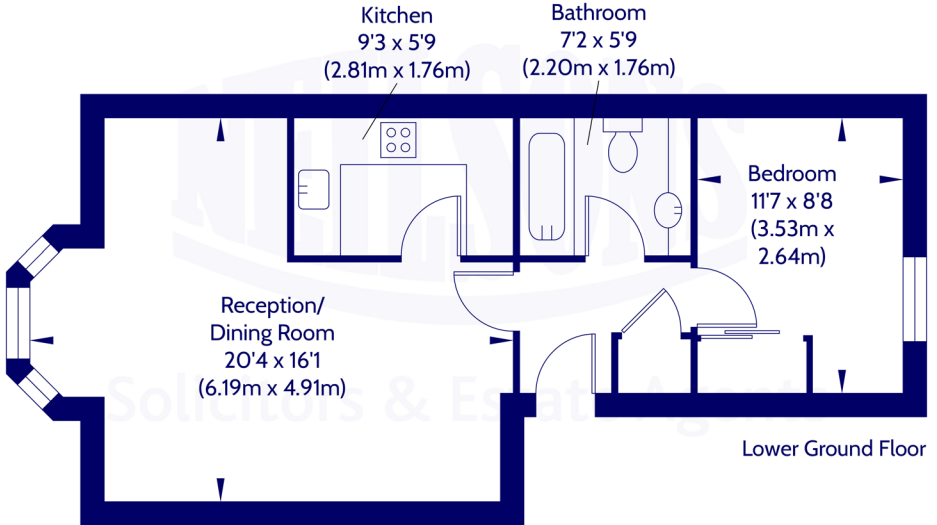
Location

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 44.77 Sq M / 482 Sq Ft.



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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