










Solicitors & Estate Agents



59/6 McDonald Road

Bellevue | Edinburgh | EH7 4NA

An excellent opportunity has arisen to acquire this beautiful, generously-proportioned second 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 professionals and first-time buyers with viewing highly suggested.

-  1 Bedroom
-  2 Public Rooms
-  1 Bathroom
- Box Room
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - D



Description

The property is presented to the market in move in condition and in brief comprises; secure entry system, welcoming hallway with useful storage and original wooden floors running through most rooms, light and airy bay windowed reception room with cornicing and log burner, stylish kitchen/dining with appliances including a wine fridge and pantry, utility room off it, spacious double bedroom, box room creating the perfect home office and contemporary bathroom with under floor heating, three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed 2023) and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer, wine fridge, washing machine and integrated dishwasher.

Garden & 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.



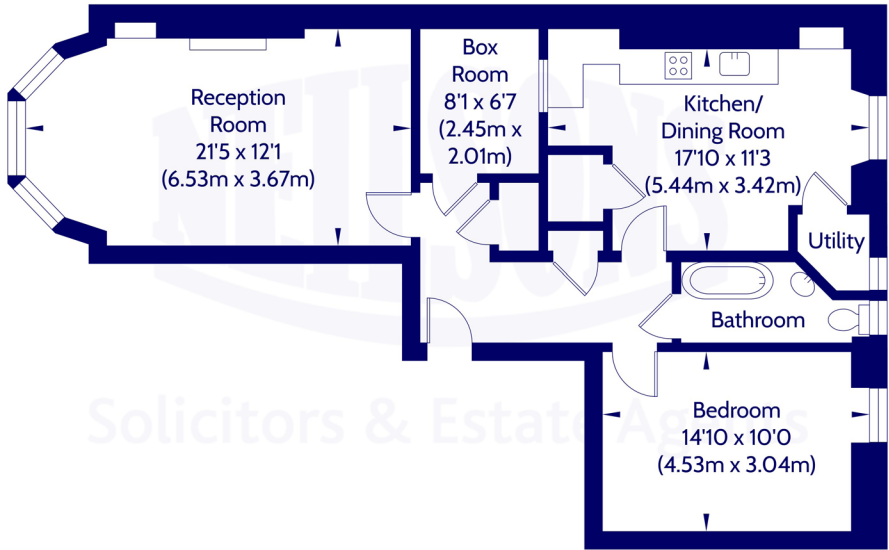


Location

McDonald Road forms part of the sought-after residential area of Bellevue providing many local shops and services. A Co-op is around the corner and a Tesco superstore is conveniently located on Broughton Road, just a short walk away with further amenities available in nearby Elm Row and Croall Place. Leisure facilities within the vicinity include the vibrant Broughton Street, which offers an array of bars, bistros and restaurants, the Playhouse Theatre and the Omni Centre, housing a Health & Fitness Centre and multiscreen cinema together with Calton Hill, the Royal Botanic Gardens and Inverleith Park. The St James Quarter, one of Scotland's leading retail and leisure destinations is only a short walk away. The City Centre is within walking distance and excellent public transport links, including the McDonald Road tram stop at the end of street, provide quick and easy access across the city. The cosmopolitan Shore area of the city is also only a short distance away.



Approx. Gross Internal Floor Area 75.09 Sq M / 808 Sq Ft.



Second 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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