



Bellevue

10/3 McDonald Road
EH7 4NA



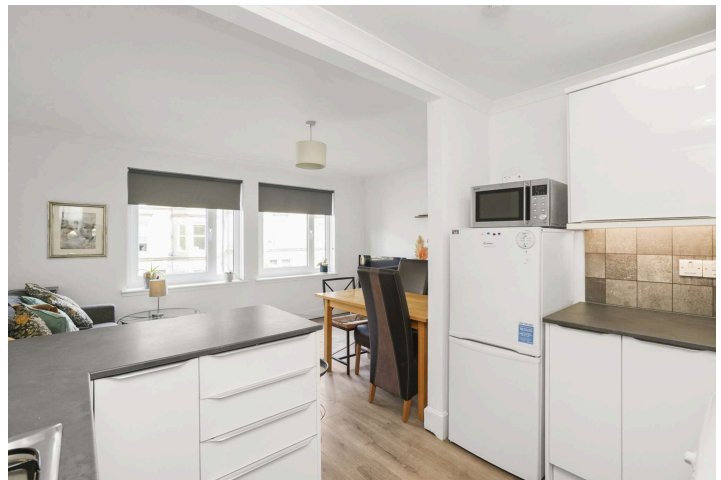
First Floor Flat - Buzzer "Flat 10/3"

OFFERS OVER £260,000

- Hallway
- Open plan living room/kitchen
- Master bedroom (with en-suite)
- Second double bedroom
- Family bathroom
- Communal rear garden
- Gas central heating
- Double glazing
- Residents parking
- Excellent transport links

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this well-proportioned 2 bedroomed 1st floor flat close to the City Centre. There is an abundance of recreational facilities available nearby including the Playhouse Theatre and the Omni Centre with multi-screen cinema, gym, bars and restaurants. A regular bus and tram service is available taking you to the City Centre and further afield including Edinburgh international airport. Waverley Train Station is also within easy reach as well as the St James Quarter shopping mall.

The property opens to a hallway with an Entryphone handset, a handy built-in storage cupboard and gives access to the rest of the accommodation. To the front of the flat is a well-proportioned open plan living room/kitchen, featuring twin windows to the front, and the kitchen area has base and wall units integrated appliances including an oven and gas hob, washing machine, and a freestanding fridge freezer. To the rear is the master bedroom which benefits from a built in double wardrobe, a Juliet balcony, and an ensuite off. The ensuite has partially tiled walls, electric shower unit, WC with a hidden cistern, and a wash hand basin. A second double bedroom is also situated to the rear and features a built-in wardrobe.

Completing the accommodation is a family bathroom which has a bath with overhead shower, WC with hidden cistern, wash hand basin, and a heated towel rail.

Further benefits include gas central heating, double glazing, a well maintained rear communal garden, and residents parking (permit through factor).

FACTOR - Hacking and Paterson - Quarterly bill averages £180

EXTRAS

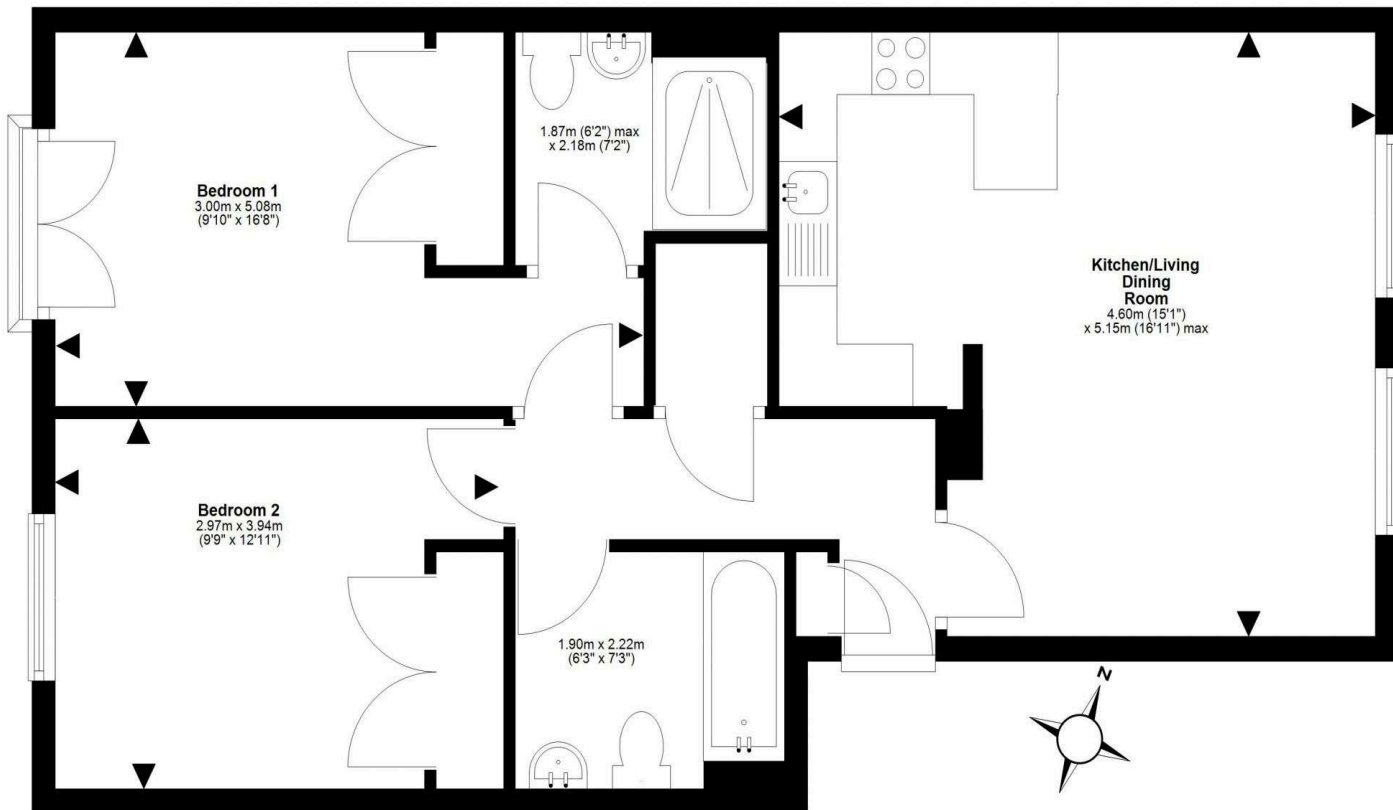
All aforementioned white goods, any curtains/blinds, light fittings and carpets. Any other furniture is open to separate negotiation. (No warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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