



90/3 McDonald Road

Bellevue, Edinburgh, EH7 4NU

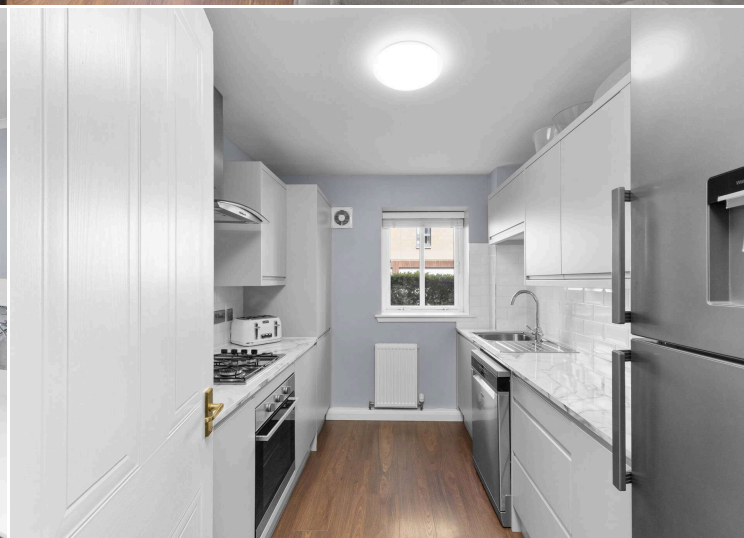


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Stylish 2 bedroom ground floor apartment situated within a modern landscaped development in sought after Bellevue.

- Corner bay windowed sitting room
- Fitted kitchen
- 2 spacious double bedrooms
- Shower room with 3-piece suite
- Utility cupboard
- Secure entryphone system
- Residents' permit parking
- Landscaped communal grounds
- Excellent location with local amenities
- Gas central heating & double glazing



Offers Over: £250,000

EPC Rating: C

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

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About the Property

This stylish 2 bedroom ground floor apartment is situated within a modern landscaped development within the sought after Bellevue area, close to the city centre. Internally the property is well presented throughout with new kitchen and bathroom fittings.

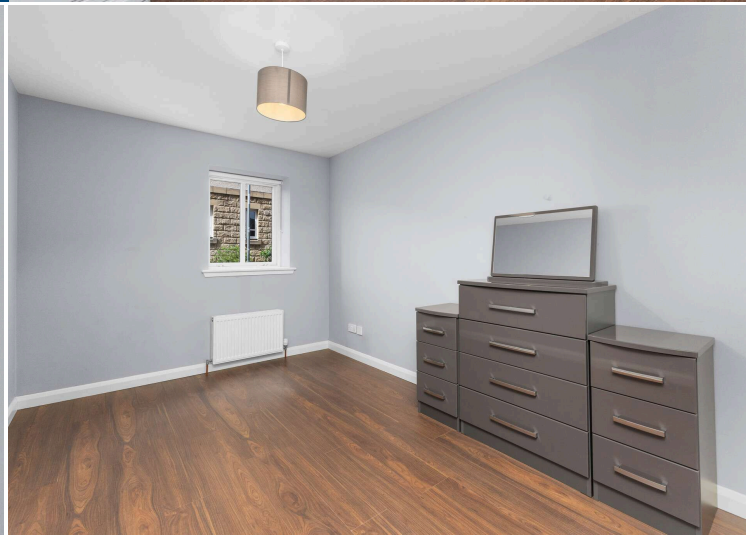
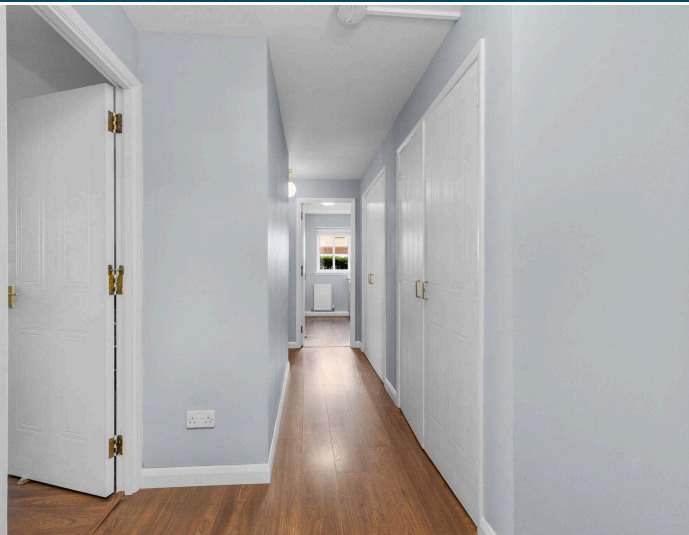
Further benefits include a secure entryphone system, communal landscaped grounds and residents' permit parking.

Extras

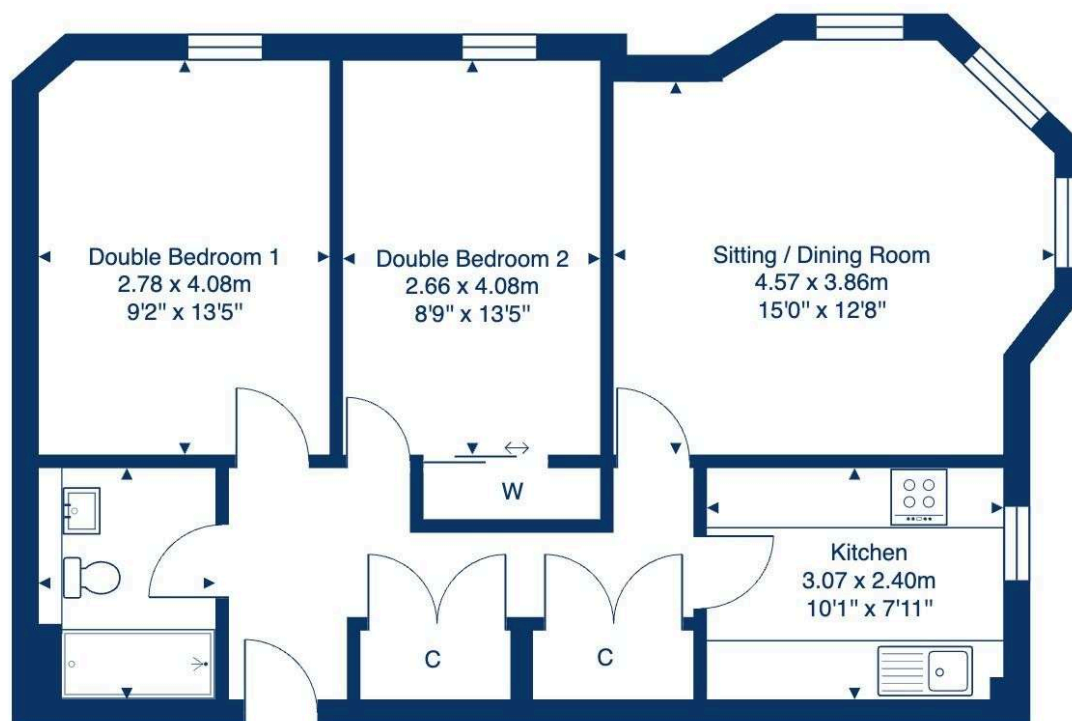
To include all fitted floor coverings, light fixtures, curtains & curtain poles, blinds, oven, hob. The furniture, fridge/freezer, dishwasher, washing machine and tumble dryer are available by separate negotiation.

Management

The development is factored by James Gibb at a current cost of approx. £74 per month. This cost includes maintenance of the communal areas, block buildings insurance and residents' permit parking.



90/3 McDonald Road, Leith, Edinburgh, EH7 4NU



Ground Floor

Total Area: 67.1 m² ... 722 ft²

All measurements are approximate and for display purposes only.



Location

Bellevue is located only a short walk from the commercial heart of Edinburgh's Princes Street and George Street. This location offers all the convenience of city centre living combined with the benefit of good local amenities and transport links. There is an array of high-quality restaurants, bars and shops within easy reach especially on Broughton Street. There are ample shopping facilities close by at St James Quarter and leisure facilities at the Omni Centre include a multi-screen cinema, Nuffield Health Fitness & Wellbeing Gym and numerous restaurants. There are excellent transport links with bus services to the city centre. The McDonald Road tram stop on Leith Walk offers convenient access to Edinburgh Airport, and Waverley rail station and St Andrew Square bus station are within easy walking distance. The delightful open green spaces of the Royal Botanic Gardens, Warriston Playing Fields, Inverleith Park and the impressive Water of Leith walkway and cycle path, are also within close proximity.





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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.