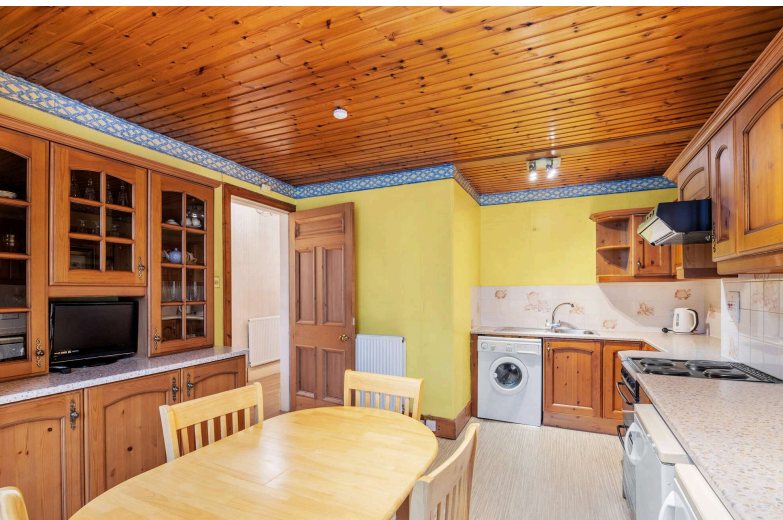




65/3 McDonald Road
Edinburgh, EH7 4NA

- Period features
- No onward chain
- Spacious through flat
- Communal garden
- EPC: Rating TBC
- Council tax band: D



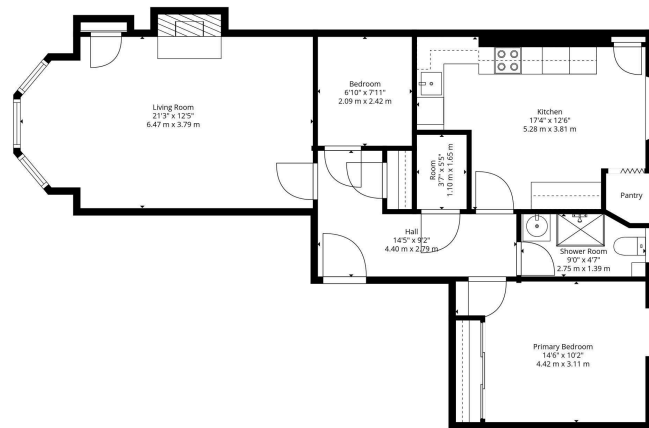


65/3 McDonald Road is a generously proportioned, first-floor, one-bedroom and a box flat forming part of a traditional stone-built Victorian tenement in the highly sought-after Canonmills area. While well maintained, the property would now benefit from general modernisation, offering excellent scope for upgrading and adding value. Its impressive footprint and desirable through-flat layout provide natural light from both the south west-facing front and the quiet rear aspect.

The accommodation comprises: A welcoming entrance hall with extensive storage, including a large larder cupboard and an additional store with shelving. The bright and spacious south west-facing sitting room features a large bay window comprising of three large sash windows filling the room with natural light, an original Edinburgh press, and a fireplace, creating a charming focal point. Intricate corning and a ceiling rose also add a touch of period charm. The kitchen/dining area to the rear offers base and wall units, freestanding appliances (left without warranty), space for dining, and a pleasant leafy outlook. The principle bedroom is to the rear with a leafy outlook, the spacious room offers fitted wardrobes

for ample storage. The box room offers a handy space whether its used as a home office, reading nook or a guest room with a borrowed-light window. The shower room has been modernised in previous years to provide a walk in shower, WC, and wash hand basin. Providing a neutral space which is easy to clean thanks to the wet wall. Externally, residents enjoy access to a well-kept shared garden to the rear, offering a good-sized lawn and a pleasant space to unwind.

Location: Canonmills area of Edinburgh and is an extremely popular residential location within easy walking distance of Edinburgh's city centre and is well served by a host of excellent amenities including everyday shops, restaurants, bars and a large Tesco Supermarket further along the main road as well as a new Lidl supermarket. The open green spaces of the Edinburgh Botanic Gardens and the historic Water of Leith are close by and offer many pleasant walks. The Omni Centre is also nearby and it offers a wide selection of amenities including a cinema, health club and restaurants. Edinburgh's city centre and Princes Street are within easy reach and regular public transport services nearby



TOTAL: 828 sq. ft, 77 m²
1st floor: 828 sq. ft, 77 m²
EXCLUDED AREAS: FIREPLACE: 9 sq. ft, 1 m²; WALLS: 79 sq. ft, 7 m²
Measurements Deemed Highly Probable But Not Guaranteed



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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