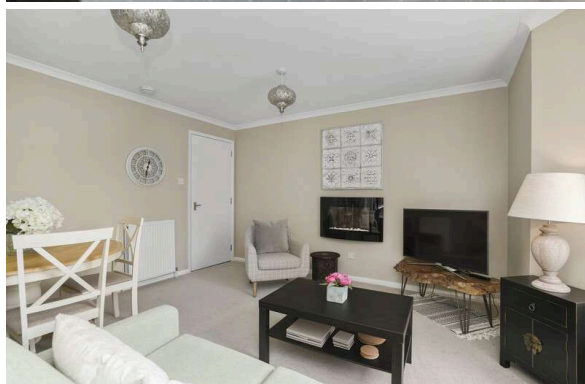
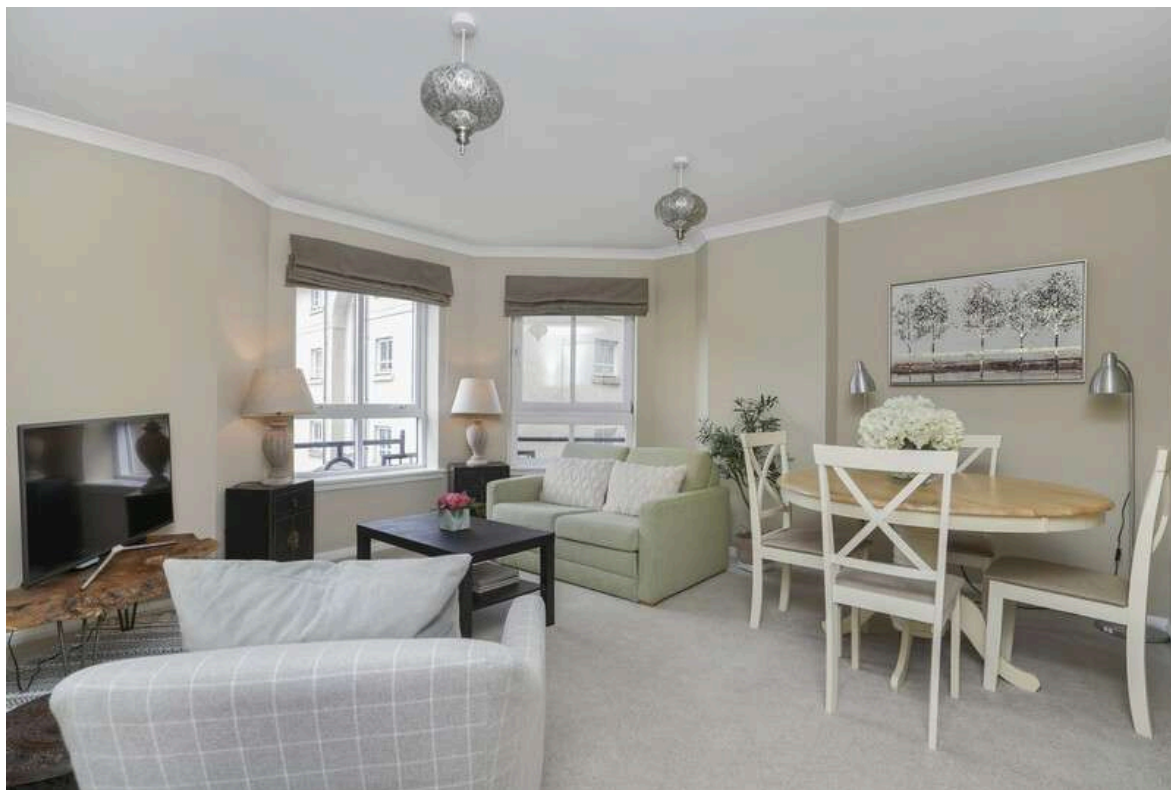




90/16 McDonald Road
BELLEVUE | EDINBURGH | EH7 4NU



90/16 McDonald Road

BELLEVUE | EDINBURGH | EH7 4NU

Warners are pleased to present this stunning two-bedroom corner apartment, part of a modern landscaped development in the highly desirable Bellevue area. Located on a popular street close to an array of excellent amenities and just a short distance from the city centre, this property offers both convenience and style.

The apartment is in immaculate condition and provides comfortable, well-designed living space. Outside, residents can enjoy beautifully maintained communal gardens, a children's play area, and private parking with two permits.

Inside, the accommodation includes a welcoming reception hallway with ample storage, a charming living/dining room with a corner bay window, a fitted kitchen with a breakfast bar, two spacious double bedrooms, and a recently upgraded shower room featuring a walk-in rainfall shower. Additional benefits include gas central heating with a combi boiler, double glazing, a secure entry system, lift access, and communal landscaped grounds with resident parking.

- Prime Bellevue location near city centre and amenities
- Modern, well-maintained two-bedroom corner apartment
- Spacious living/dining room with bay window, fitted kitchen
- Stylish walk-in rainfall shower
- Landscaped communal gardens and play area
- Private residents' parking with two permits

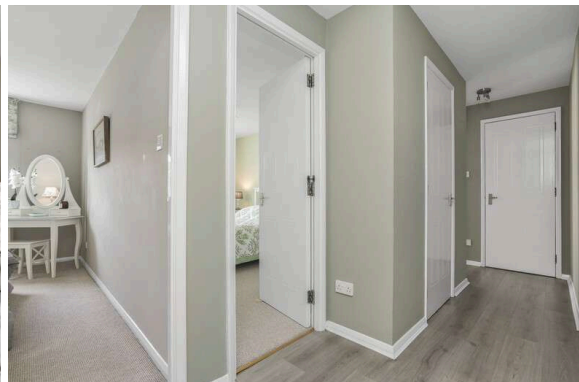
All light fittings, washer/dryer, dishwasher, microwave, oven, hob, fridge freezer, breakfast bar stools, electric fireplace, blinds in living room, blind in kitchen, black out roller blind in bedroom 1, curtains in bedroom 2 and wardrobes in both bedrooms. EPC Rating B. Council Tax D.

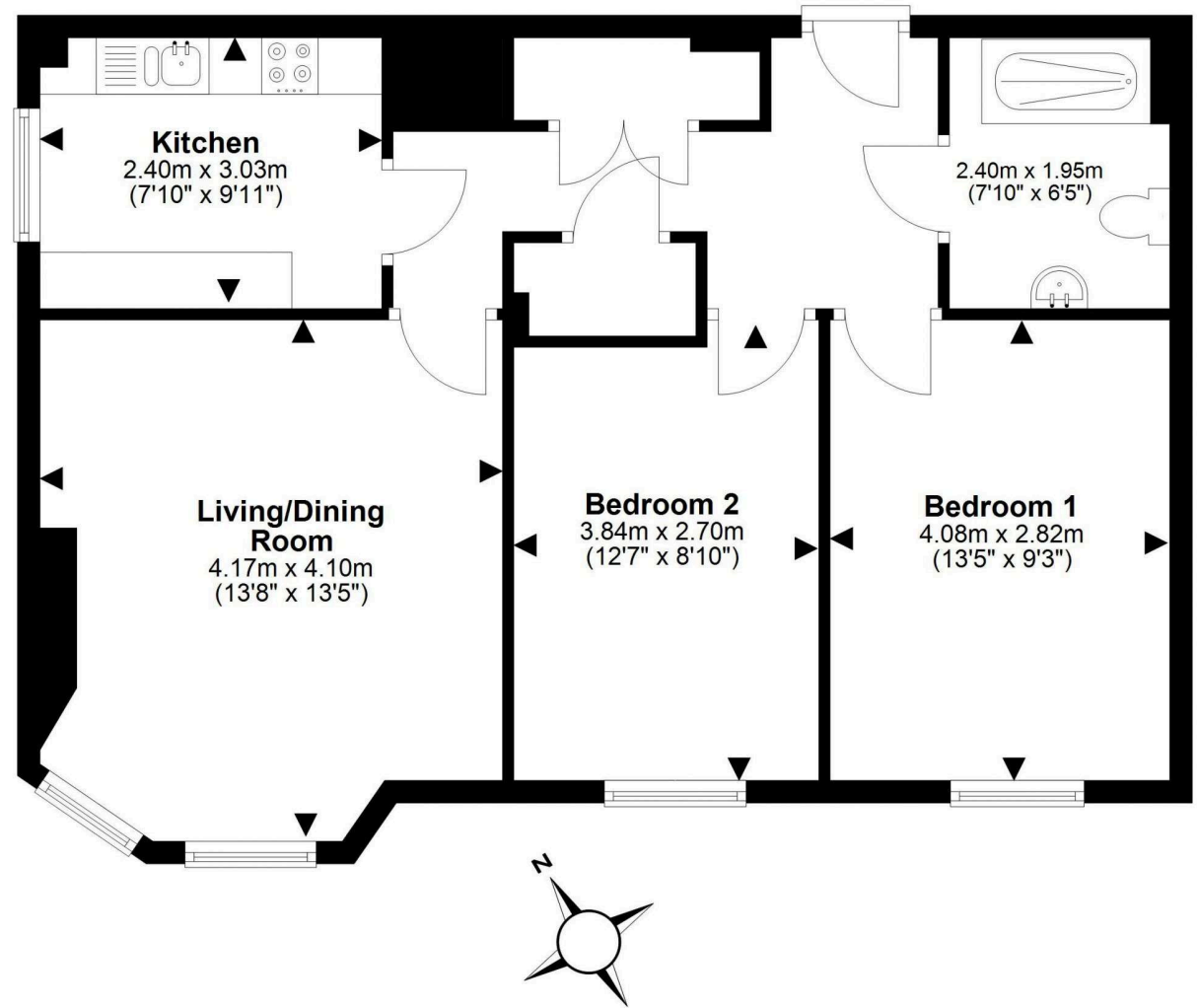
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Factoring charges approximately £275 per quarter including building insurance.

Bellevue, on the outskirts of Edinburgh's northern New Town, is an ever popular area noted for its convenience to the City Centre. Classic Georgian architecture and clusters of small specialty shops, cafes, galleries, museums and restaurants combine to create a sophisticated and convenient City Centre environment. Areas nearby include Canonmills and Broughton. Princes Street and the designer outlets on Multrees Walk and George Street can be reached on foot or by public transport with Mcdonald Road tram stop within walking distance, The Playhouse Theatre and Omni Centre, featuring a multi-screen cinema and fitness centre are situated at Greenside Place. There are local shops in Broughton Street and a nearby Tesco. A frequent local bus service provides access throughout the city and surrounding areas.





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