





## 18 McDonald Place, Edinburgh, EH7 4NH

### Description

Centrally located two-bedroom terraced house situated close to excellent transport links and within walking distance of Edinburgh City Centre. The property benefits from private front and rear gardens, double glazing and gas central heating. The property would make an ideal starter house and has excellent potential.

The accommodation comprises:

- Entrance hall and staircase
- Spacious living / dining room with feature fireplace and sliding patio doors to the rear garden
- Fitted kitchen with a range of units with laminate worktops with inset sink and appliances including electric cooker, washing machine and fridge freezer
- Two generous double bedrooms
- Upstairs landing with storage cupboard and hatch to the loft, which provides additional storage
- Tiled shower room with fitted furniture with inset wash basin, WC and corner shower enclosure with electric shower



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
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### Location

The property is situated in the Bellevue district and is only a few minutes walk from the City Centre. The property enjoys all the benefits of City Centre living with a wide variety of quality shops as well as a good choice of restaurants, bars and coffee shops and other local amenities such as a Tesco supermarket at nearby Canonmills. In addition the property is well placed for the Playhouse, Royal Botanical Gardens, Inverleith park and Greenside Omni Complex. There is quick and easy access to the Water of Leith walkway leading to the Edinburgh cycle path network. A regular bus service operates from nearby Leith Walk and it is within walking distance of the tram and Edinburgh Waverley train station.

### Outside and Gardens

The rear garden has been laid with artificial lawn to reduce the amount of maintenance. It also has well stocked borders with a variety of mature plants and generally faces south west, meaning it gets plenty of natural light in the afternoon and evening. The front garden has a couple of mature hydrangeas providing lots of colour but has scope to be converted into a driveway.

### Extras

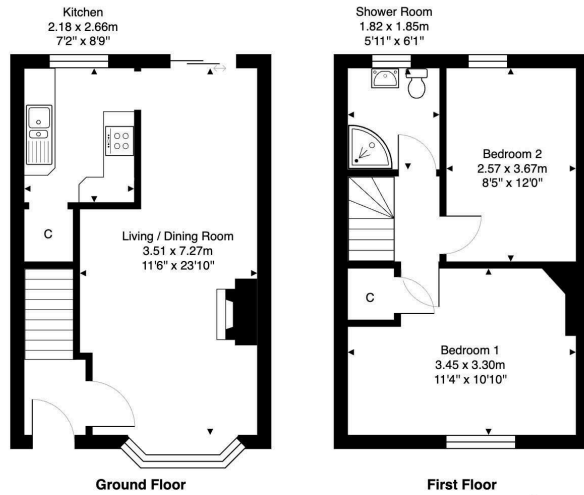
The fixed floor coverings, light fittings, blinds and integrated kitchen appliances are included in the sale. The washing machine and fridge freezer are excluded from the sale.

### Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



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Total Area: 66.8 m<sup>2</sup> ... 719 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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