



18 McDonald Place, Edinburgh, EH7 4NH

Beautifully presented, 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 has been redecorated in a neutral style throughout and has a newly fitted kitchen and new French doors and front door.

The accommodation comprises:

- Entrance hall and staircase
- Spacious living / dining room with feature fireplace and French doors to the rear garden
- Newly fitted kitchen with a range of dove grey units with laminate worktops with inset sink and appliances including electric induction hob, electric fan oven and washing machine
- 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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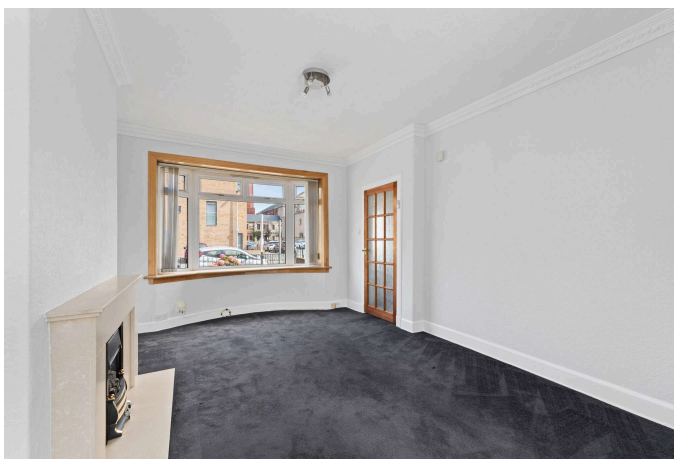


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Location

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

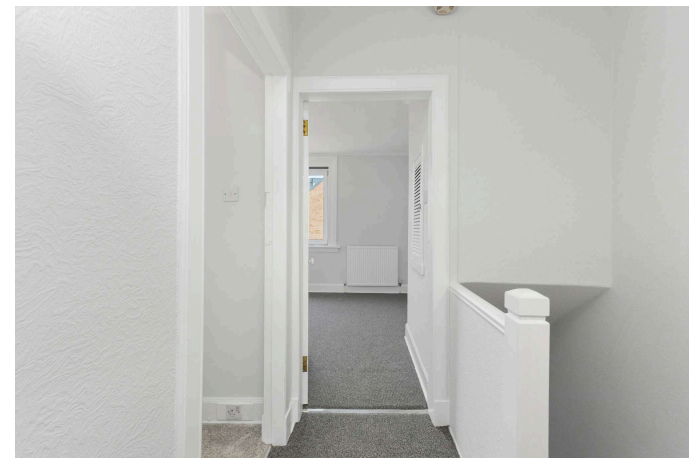
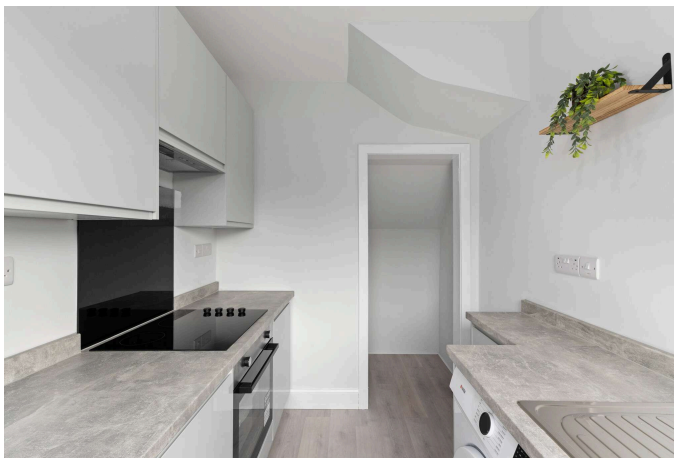
The rear garden has been laid with artificial lawn to reduce the amount of maintenance. It also has well stocked borders with a variety of mature plants and generally faces south west, meaning it gets plenty of natural light in the afternoon and evening. The front garden has a couple of mature hydrangeas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

Extras

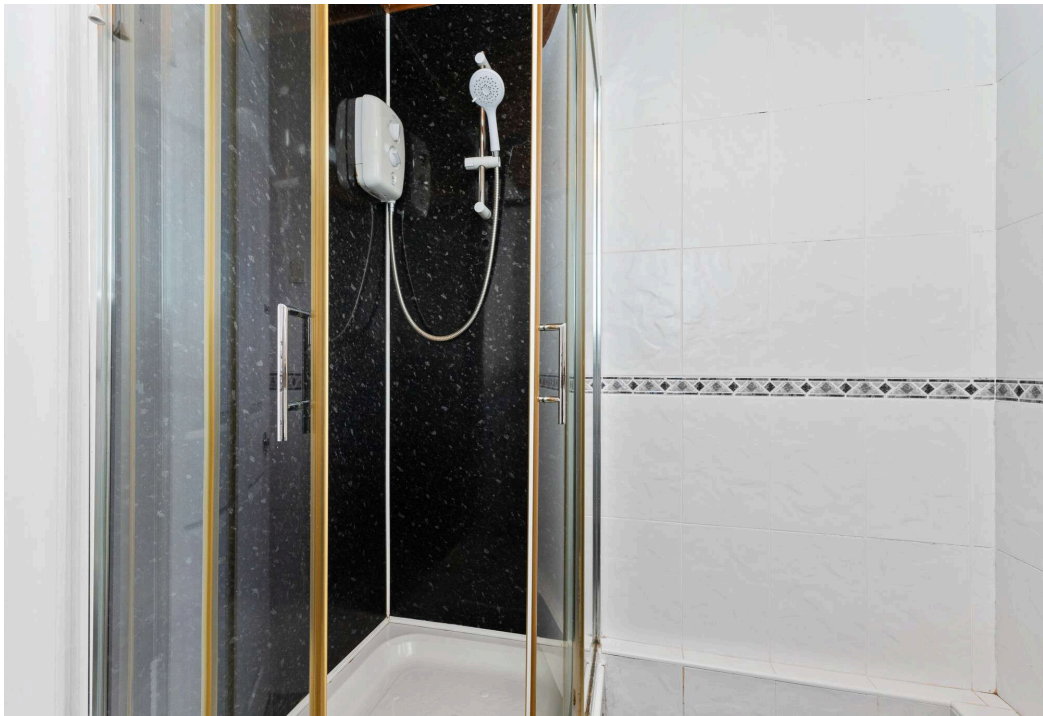
The fixed floor coverings, light fittings, blinds and integrated kitchen appliances are included in the sale.

Council tax

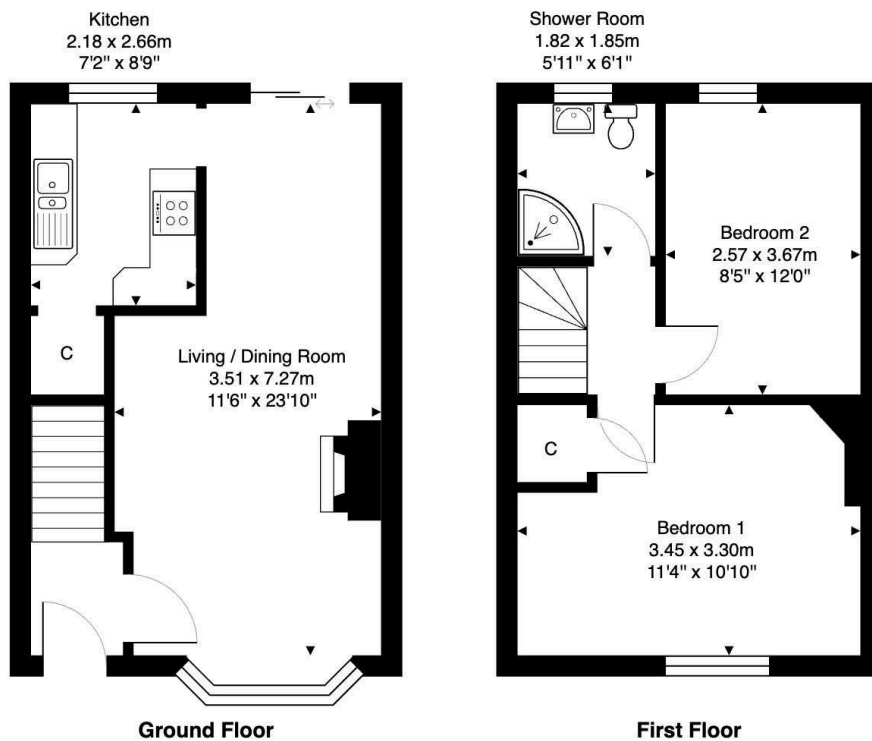
It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.







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DMD | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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