

COULTERS[©]

FLAT 13, 128 MCDONALD ROAD

BELLEVUE, EDINBURGH, EH7 4QU

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Flat 13, 128 McDonald Road is a well-presented modern third floor apartment, forming part of a well-maintained contemporary development in the highly desirable Bellevue area of Edinburgh. The property ideally positioned within easy walking distance of the city centre and an excellent range of local amenities. The heart of the home is the superb open-plan kitchen, dining and living space, designed to provide a highly sociable environment ideal for both everyday living and entertaining. Flooded with natural light from its bright corner aspect, the room enjoys a wonderfully airy feel and benefits from partial views towards Calton Hill. The modern kitchen is fitted with a range of stylish units, quality integrated appliances and excellent workspace.

KEY FEATURES



Modern third floor flat with lift access.



Two double bedrooms one with en suite.



Bright and well-presented with views to Calton Hill.



Permit parking available plus secure bike store.



Tram stop and bus links nearby.



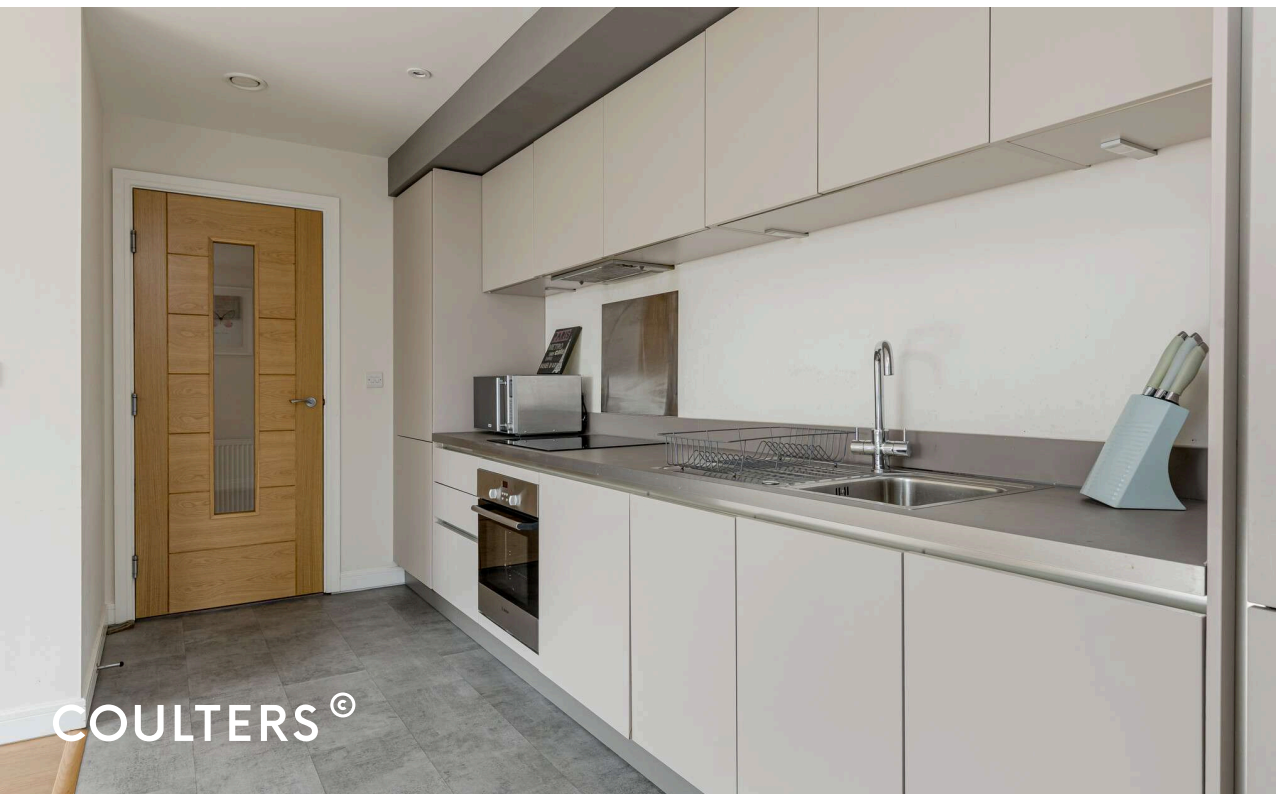
Short walk into Edinburgh's city centre.



EPC Rating - B



Council Tax Band - E





The accommodation further comprises a welcoming entrance hallway with useful utility cupboard, a generously proportioned principal double bedroom with fitted wardrobe and contemporary en suite shower room, a second double bedroom which would also work perfectly as a home office, and a modern family bathroom with shower over bath. The property is fitted with double glazing and gas central heating, ensuring a comfortable and efficient living environment throughout the year.

The development is accessed via a secure entry system and is professionally factored by Ross & Liddell for an approximate quarterly cost of £300. Residents' permit parking available on McDonald Road (Edinburgh CPZ); secure bike store within development.





VIRTUALLY STAGED IMAGE

THE LOCAL AREA

McDonald Road is ideally situated just north of Edinburgh's City Centre, less than a mile from Princes Street, in the desirable area of Bellevue. This popular spot boasts an excellent array of local amenities including independent shops, cafes and restaurants and local supermarkets including a Co-op on McDonald Road itself. Larger supermarkets such as the Tesco Superstore and Lidl in Canonmills are also close by. St James Quarter and the Omni Centre, with their many shops, eateries, entertainment venues and Nuffield Health Gym, are just a quick stroll away. For outdoor enthusiasts, lovely open spaces within proximity include Calton Hill and the stunning green spaces of Victoria Park Inverleith Park and The Botanical Gardens. At the end of the road, St Marks Path easily connects to Edinburgh's excellent cycle network as well as to lovely walks along the Water of Leith. Bellevue is also well-connected to the rest of Edinburgh, with excellent bus services, a nearby tram stop that provides a direct connection to Edinburgh Airport and Waverley Station being less than a mile away.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. Other items are also available subject to separate negotiation.



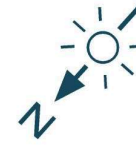
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HOME REPORT VALUATION: £300,000

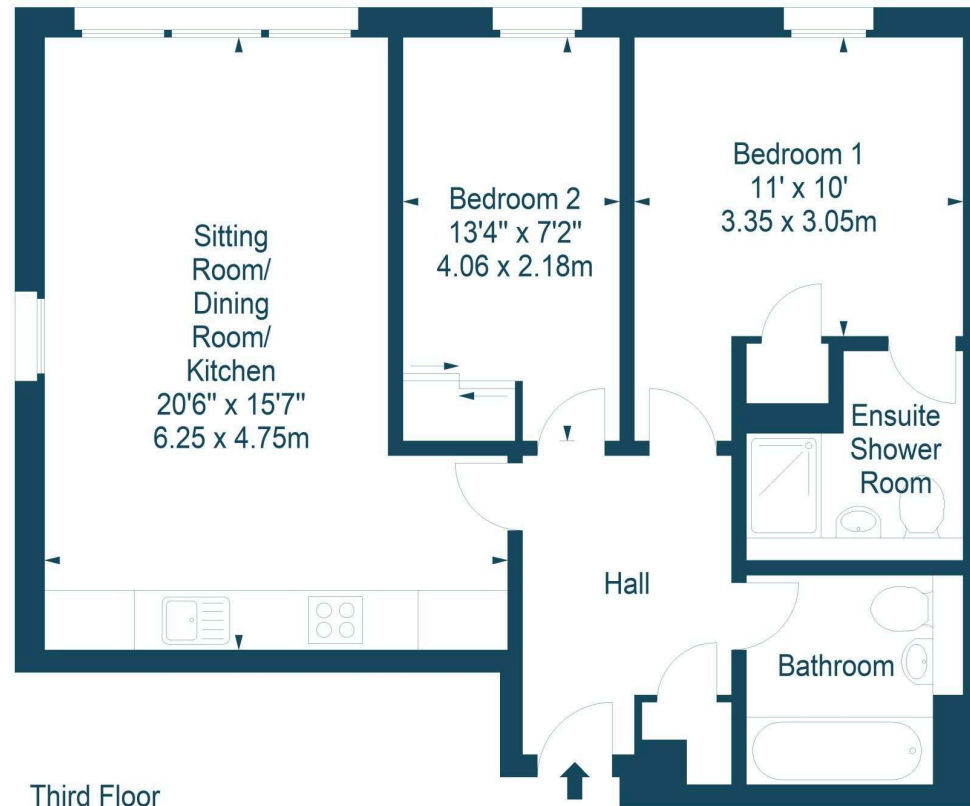


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McDonald Road,
Edinburgh,
Midlothian, EH7 4QU



Approx. Gross Internal Area
693 Sq Ft - 64.38 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.