

COULTERS[©]

120/7 MCDONALD ROAD

BELLEVUE, EDINBURGH, EH7 4NQ

 1 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Elegantly intertwining fine period features with contemporary style, 120/7 (3F1) McDonald Road is a highly desirable, sophisticated modern home.

Lovingly refurbished by the current owner, the home offers beautiful spaces decorated in a stylish colour palette.

Forming part of a traditional tenement building, this bay windowed one bedroom plus boxroom flat is well situated, with the city centre within walking distance and a tram stop at the other end of the street.

KEY FEATURES



Sophisticated 3rd (top) floor flat with period features.



A gorgeous double bedroom plus boxroom with raised platform bed.



A shared garden to the rear of the property.



Residents' on street permit holder parking, plus metered parking.



Within a short walk to Edinburgh City Centre.



Tram link nearby.



EPC Rating - C



Council Tax Band - D



The impressive sitting room has an outlook to the front of the property, with a magnificent working fireplace creating a focal point in the room, alongside an open shelved press, cornice work overhead and original sanded and varnished floors.

To the rear of the property is the west facing kitchen/dining room, with a charming arrangement of freestanding units alongside the dual fuel range cooker.

There is ample space for a dining table and chairs. A handy utility room is located off, housing the washing machine and boiler and there an ever-practical pantry cupboard in the corner of the kitchen.





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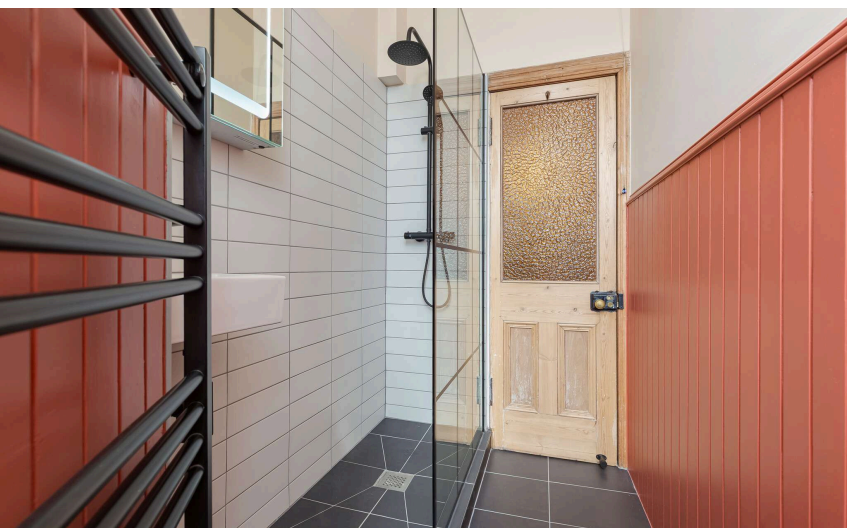
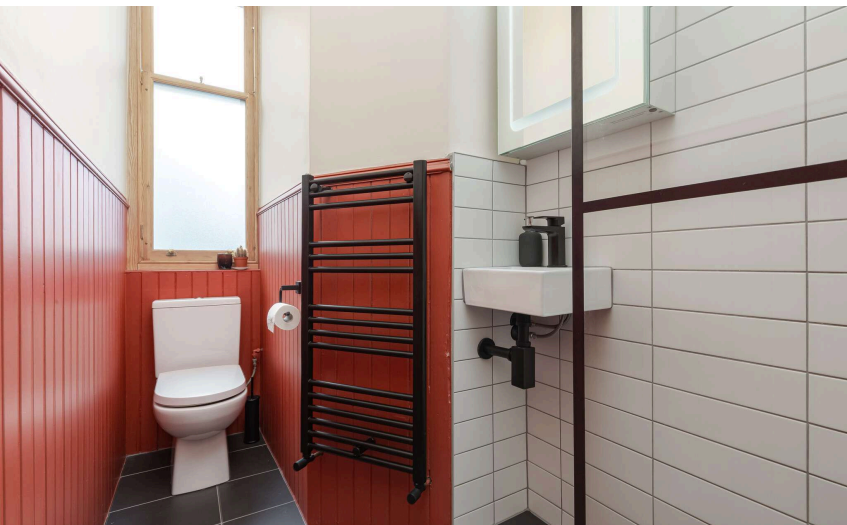
The sumptuous double bedroom is also located to the rear of the property with a lovely outlook over the skyline up towards the Castle. An original cast iron fireplace adds further character. In the boxroom, there is also a raised cabin bed with a fixed ladder and space below for a desk and/or additional storage.

The beautiful shower room (with rainfall shower, WC, heated towel rail and wash hand basin) completes the internal accommodation. Heating and hot water are provided by gas central heating. The windows have been upgraded with sash and case double glazing.

To the rear is a shared garden, accessed via the communal stair. Residents' permit holder parking is available on the street outside.

EXTRAS

All blinds, light fittings, washing machine, range cooker and freestanding unit (next to the range cooker) are included in the sale price. Some additional items are available by separate negotiation.







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.

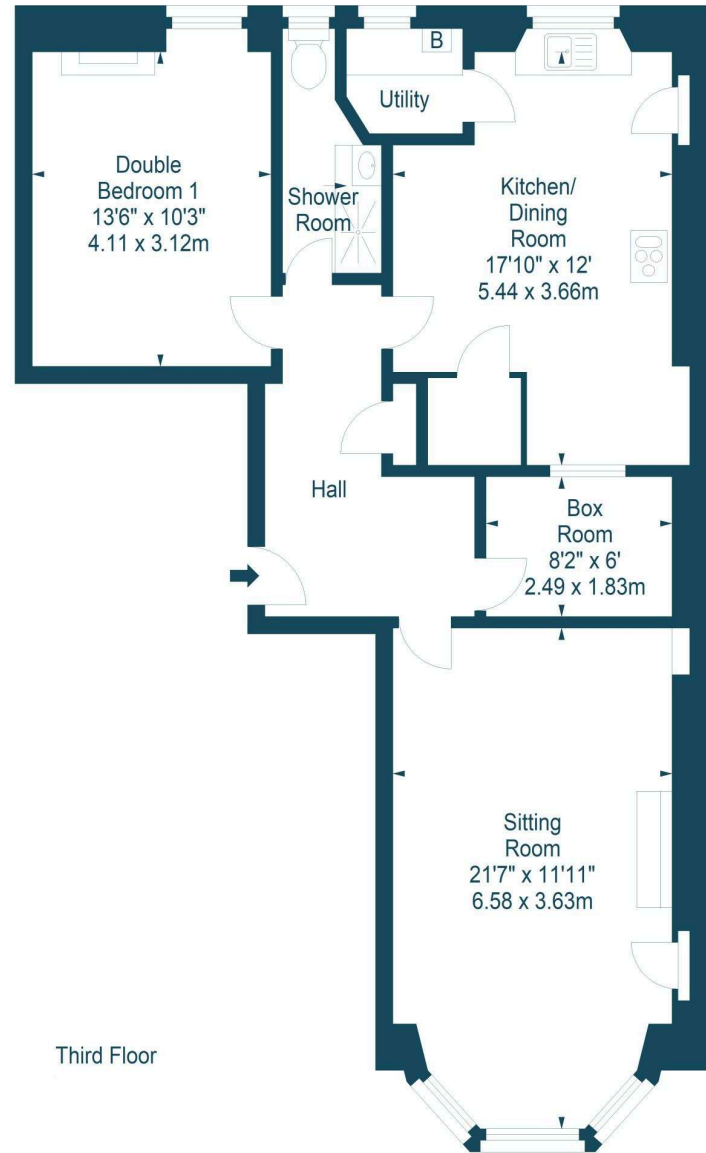
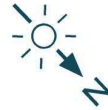
Bellevue is also well-connected to the rest of Edinburgh, with excellent bus services, a nearby tram stop that provides a direct connection to Edinburgh Airport and Waverley Station being less than a mile away.



McDonald Road,
Edinburgh,
Midlothian, EH7 4NQ



Approx. Gross Internal Area
846 Sq Ft - 78.59 Sq M
For identification only. Not to scale.
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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.