



Solicitors & Estate Agents










Offers Over  
**£320,000**

# 47/4 McDonald Road

Bellevue | Edinburgh | EH7 4LY

A fantastic opportunity has arisen to purchase this impressive, well presented second floor flat forming part of a handsome traditional tenement, situated within the popular district of Bellevue, close to excellent amenities, transport links and the city centre.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - D



## Description

The accommodation will undoubtedly appeal to first-time buyers and professionals alike and, in brief, comprises a secure entry system, welcoming hallway with useful storage, and a bright and spacious bay-windowed reception room featuring an attractive fireplace. The fitted internal kitchen is well equipped with a range of appliances. The property further benefits from a well-proportioned principal bedroom with a versatile walk-in closet/study area, enhanced by a window providing natural light, a good-sized second double bedroom, and a bathroom fitted with a three-piece suite and shower over the bath. Additional benefits include gas central heating and double glazing throughout.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge/freezer and washing machine.

## Gardens & Parking

There is access to a well maintained communal garden to the rear of the building, and there is permit/meter parking outside and in the surrounding streets.

## Viewing

By appointment through Neilsons (0131 625 2222).





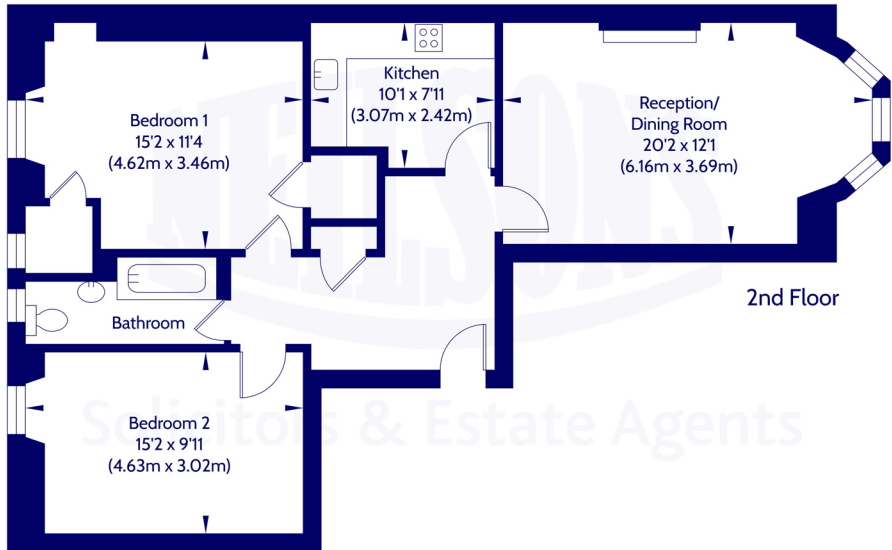
## Location

McDonald Road forms part of the sought after residential area of Bellevue providing many local shops and services. A Co-op is on the street and a Tesco superstore is conveniently located on Broughton Road, just a few minutes drive away. Leisure facilities within the vicinity include the vibrant Broughton Street, which offers an array of bars, bistros and restaurants, the Playhouse Theatre and the Omni Centre, housing a Health & Fitness Centre and multiscreen cinema together with Calton Hill, the Royal Botanic Gardens and Inverleith Park. The St James Quarter, one of Scotland's leading retail and leisure destinations, and the city centre are within walking distance and excellent public transport links, including the McDonald Road tram stop at the end of street, provide quick and easy access across the city. The cosmopolitan Shore area of the city is also only a short distance away.





Approx. Gross Internal Floor Area 77 Sq M / 827 Sq Ft.



2nd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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