



Solicitors & Estate Agents










Offers Over

£290,000

59/7 McDonald Road

Bellevue | Edinburgh | EH7 4NA

Located in the popular district of Bellevue is this third (top) floor flat, forming part of a traditional tenement close to local amenities, transport links and everything the vibrant city centre has to offer. Having been freshly painted throughout, the property boasts well proportioned rooms with high ceilings and period features and viewing is highly recommended.

-  1 bedroom plus boxroom
-  1 public room
-  1 bathroom
-  Communal garden
-  Permit/meter parking
-  EPC rating – C
-  Council tax band - D



Description

Accessed via a secure entryphone system and communal stairwell, the accommodation briefly comprises;

welcoming entrance hallway with storage, impressive bay windowed lounge with gas fire and period features including decorative cornice, wood panelling and fireplace, dining kitchen with a range of base units with co-ordinated worktops and utility and pantry cupboards, double bedroom with fireplace, a useful boxroom which would make an ideal home office or nursery, and a bathroom with a white suite and shower over the bath. The property also benefits from gas central heating and double glazing.

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Included in the sale will be the 6 ring gas hob and electric oven, fridge/freezer, slimline integrated dishwasher 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 / 832 Sq Ft.

3rd 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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