

**90/13 McDonald Road,
Bellevue, Edinburgh,
EH7 4NU**
Offers Over £250,000

- Bay window living/dining room
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven
- Two double bedrooms
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Lift access to all levels
- Communal gardens
- Residents parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £1080



1



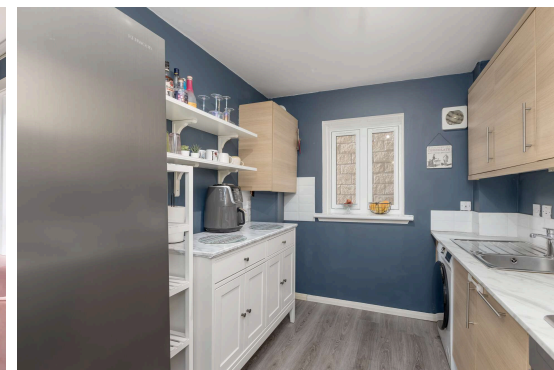
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EPC B



Flat

Blair Cadell are delighted to bring to the market this superb two-bedroom flat, ideally located on the ever-popular McDonald Road. Presented in true turn-key condition and benefiting from excellent transport links to the city centre, this impressive property is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

The accommodation comprises a stylish bay-windowed living and dining room, providing the perfect space for relaxing or entertaining friends and family. The well-appointed galley kitchen is fitted with a range of floor and wall-mounted units, a gas hob, electric oven, and white goods, which are available by separate negotiation. There are two generously sized double bedrooms, with the master bedroom benefiting from large wardrobes that provide excellent storage and are included in the sale. The contemporary bathroom is fitted with a modern three-piece suite, featuring a mains shower over the bath with a rainwater shower head. Further storage is available via three large hallway cupboards. The property further benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency year round. Externally, residents can enjoy well-maintained communal gardens, residents' parking, and the convenience of lift access within the building.

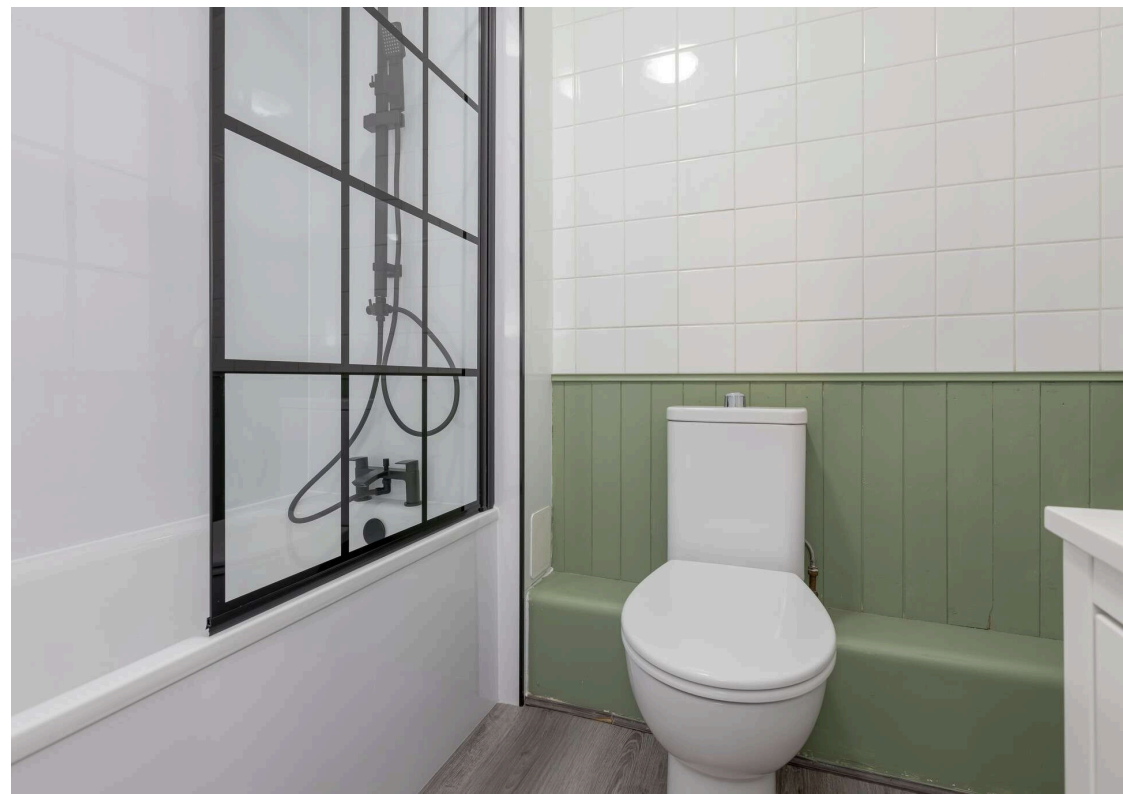
Please note: Furniture and white goods are available by separate negotiation.

Factor Details: The property is factored by James Gibb at an approximate monthly cost of £90, which includes building insurance and general maintenance.

The property is located just to the north of the city centre which can be accessed via a frequent bus service that runs close by giving swift access to the city centre. With a superb range of local amenities including local shops, bars and cafes it is also just a short walk from Stockbridge and the Botanic gardens providing further range of entertainment options. The property is also within easy access of both Waverley Station and St Andrew Bus Station making it ideally placed for those with a commute. Shopping facilities include a Tesco Superstore, a short drive/bus journey away there are all the high street shops in George and Princes Street along with the recently finished St James centre which has a range of high end shops, restaurants and entertainment. Recreational facilities include a number of popular bars, cafes and restaurants, The Vue cinema complex, Omni Centre, Playhouse Theatre and the Royal Botanic Gardens.

Viewing by appointment on 0131 337 1800

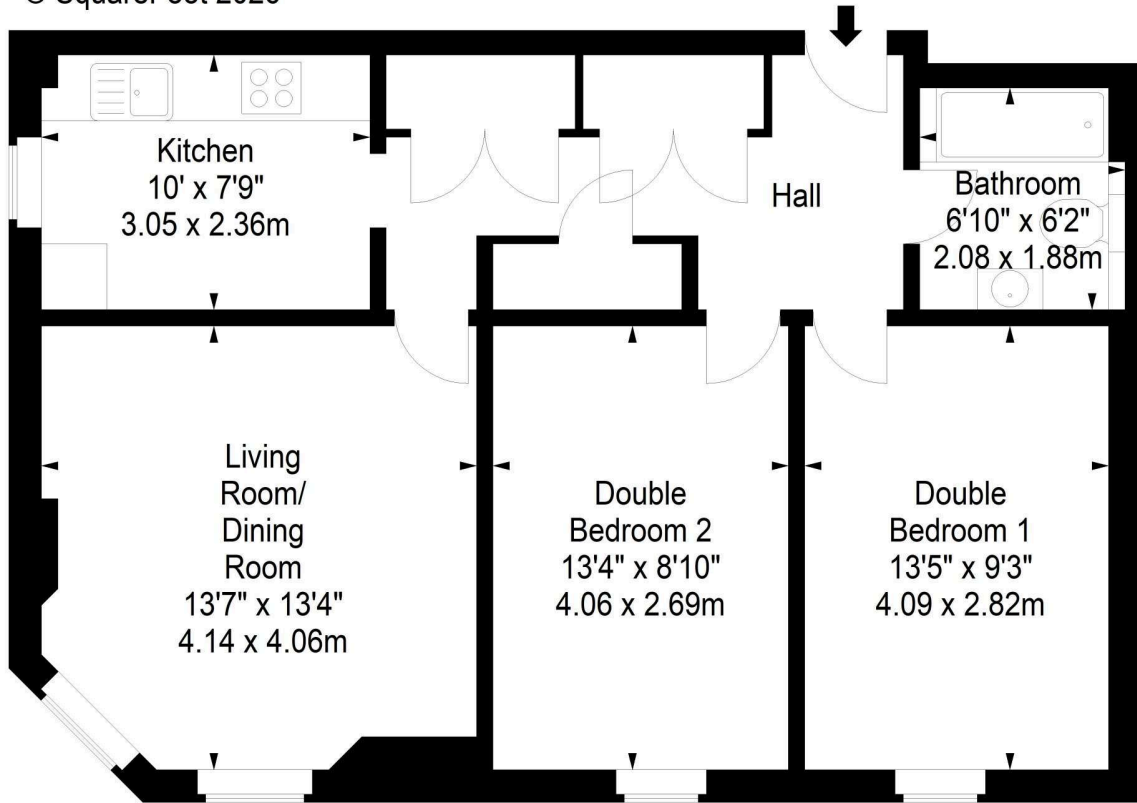
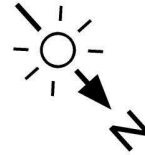




McDonald Road,
Edinburgh, EH7 4NU



Approx. Gross Internal Area
693 Sq Ft - 64.38 Sq M
For identification only. Not to scale.
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Second Floor



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