



90/4 McDonald Road,
BELLEVUE | EDINBURGH | EH7 4NU


warners
solicitors & estate agents



90/4 McDonald Road, BELLEVUE | EDINBURGH | EH7 4NU

Beautifully presented one-bedroom, ground floor flat located in the sought-after Bellevue area of Edinburgh, on the fringes of the vibrant Leith Walk.

The property has been tastefully decorated to a high standard throughout and is presented to the market in move-in condition. The open plan living/dining room is of an excellent size, providing a great space for relaxing or entertaining guests. The separate kitchen is well appointed and offers a good amount of integral storage space. The bedroom is a well-sized double, and a modern family bathroom with three-piece suite completes the internal accommodation.

- Ground floor apartment
- Sought-after location
- Outstanding local amenities
- Easy access to public transport links
- Living/dining room
- Double bedroom
- Separate kitchen
- Bathroom
- Gas central heating & double glazing
- Communal garden grounds

The property is factored by James Gibb Residential factors. Deposit £250, factor fees circa £100pm

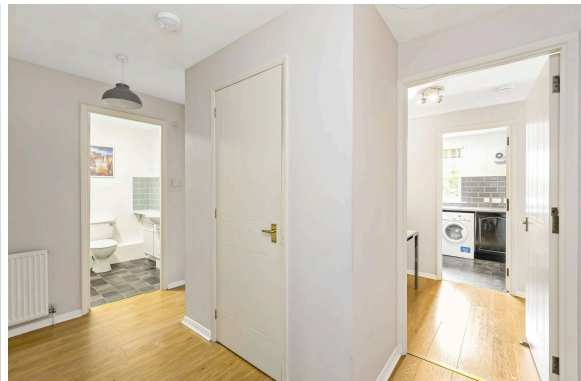
Council Tax band C, EPC rating C

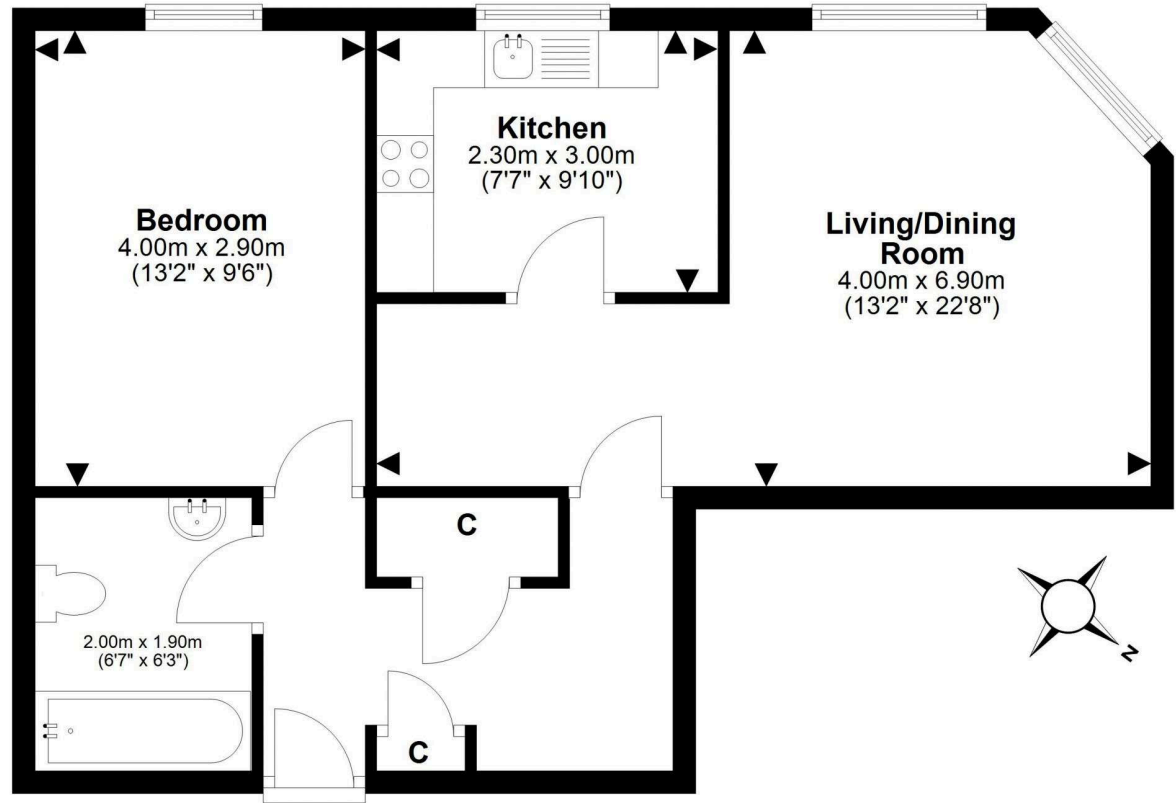
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, blinds and bed are included, Other items of furniture are available by separate negotiation.

The property is situated within walking distance of all of the amenities of Edinburgh's city centre, including the new St James Quarter, and is well located to offer easy access to outstanding public transport links. Offering immense appeal to first-time buyers, couples, or those looking to downsize, in addition to holding investment potential, early viewing is highly recommended.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.