

COULTERS[©]

120/8 MCDONALD ROAD

BELLEVUE, EDINBURGH, EH7 4NQ

1 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Forming part of an established traditional tenement, this beautifully presented third floor flat offers a stylish one bedroom home in a highly convenient location, within easy reach of Edinburgh City Centre, excellent transport links and a wide range of local amenities.

The accommodation is presented in excellent order throughout and comprises a welcoming entrance hall with useful storage and a separate study/home office. The generous sitting and dining room provides an excellent space for relaxing and entertaining, while the contemporary kitchen is fitted with a good range of units and timber worktops. The spacious double bedroom benefits from extensive fitted wardrobes, and the modern bathroom is fitted with a white three-piece suite with shower over the bath.

KEY FEATURES



Well-presented third floor flat.



Shared gardens to the rear.



Tram stop and bus links nearby.



EPC Rating - C



Spacious double bedroom and home office.



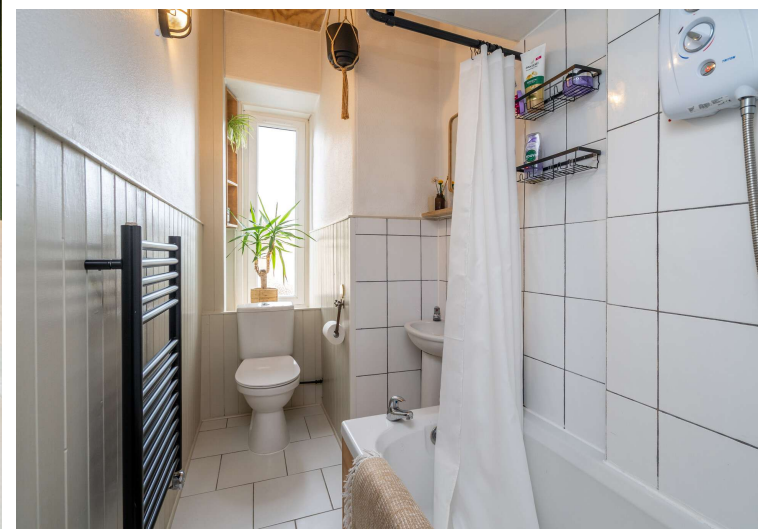
Permit parking available.



Short walk into Edinburgh's city centre.



Council Tax Band - B



The property is fitted with double glazing and energy efficient low wattage electric cast iron radiators fitted with thermostatic radiator valves, controlled by an app for ease of use.

There is a shared garden to rear and permit parking is available on street.



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.

EXTRAS

All blinds, curtains, fitted flooring and integrated appliances are included in the sale price. Some light fittings will be removed prior to sale.

HOME REPORT VALUATION: £230,000.00



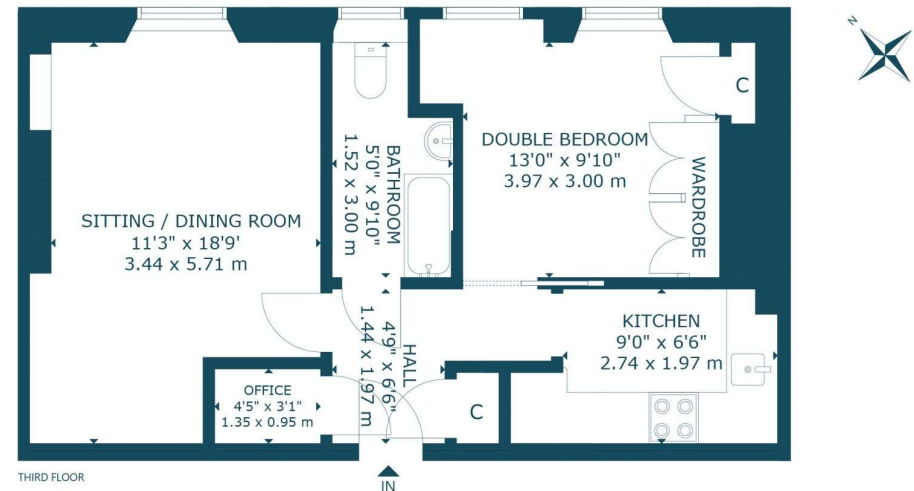
www.coultersproperty.co.uk



[0131 603 7333](tel:01316037333)



enquiries@coultersproperty.co.uk



120 - 8 MCDONALD ROAD, EDINBURGH EH7 4NQ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 495 SQ FT / 46 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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.