

39 MCDONALD ROAD

BROUGHTON, EDINBURGH EH7 4LY

Occupying the ground and lower ground floors of a traditional Edinburgh tenement on sought-after McDonald Road, this substantial four-bedroom property presents an exciting opportunity for full refurbishment and reconfiguration.



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— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton



Welcome to 39 McDonald Road

Substantial four-bedroom ground and lower ground property

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Large bay-fronted living room



Private rear garden area

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22 Gardens & parking

26 Broughton, Edinburgh



Property Name

39 McDonald Road

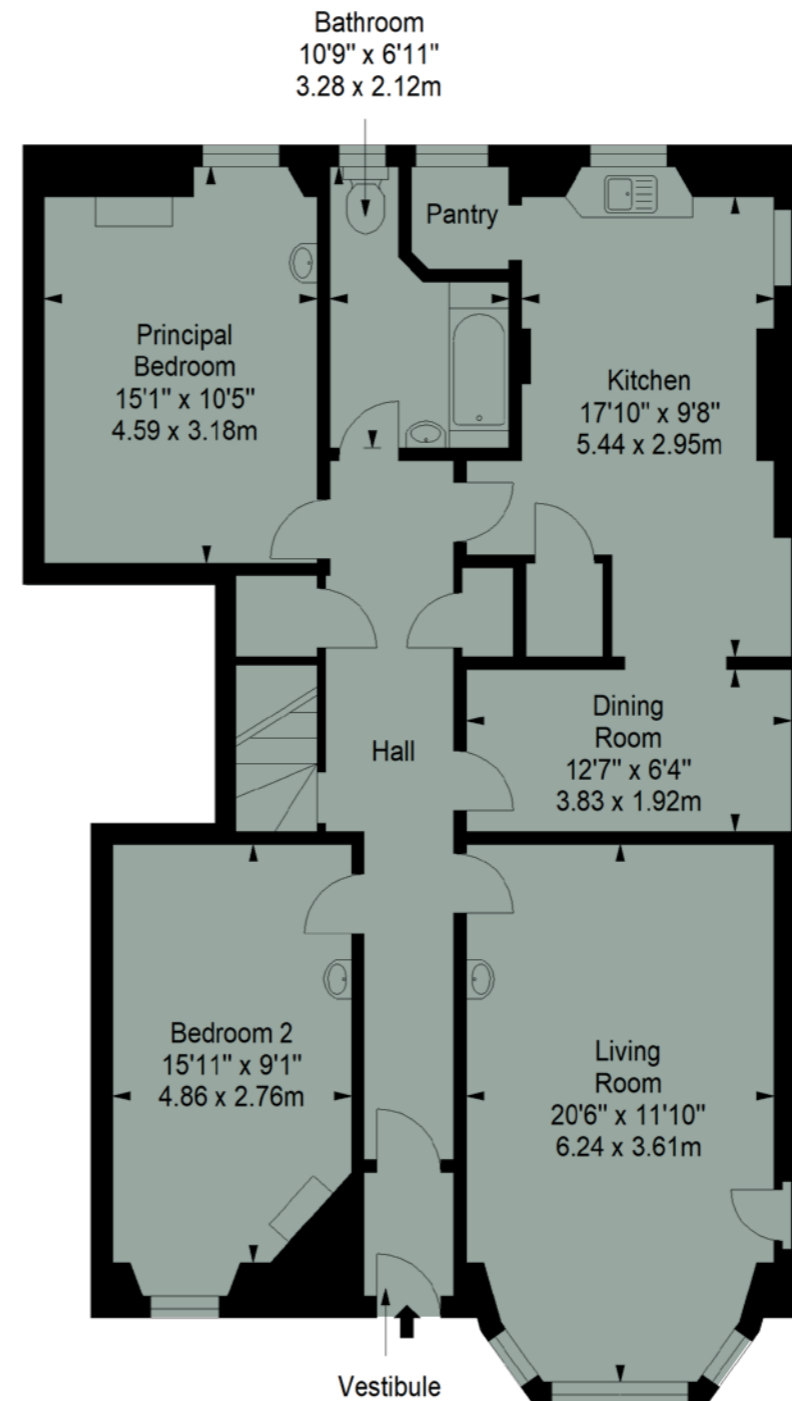
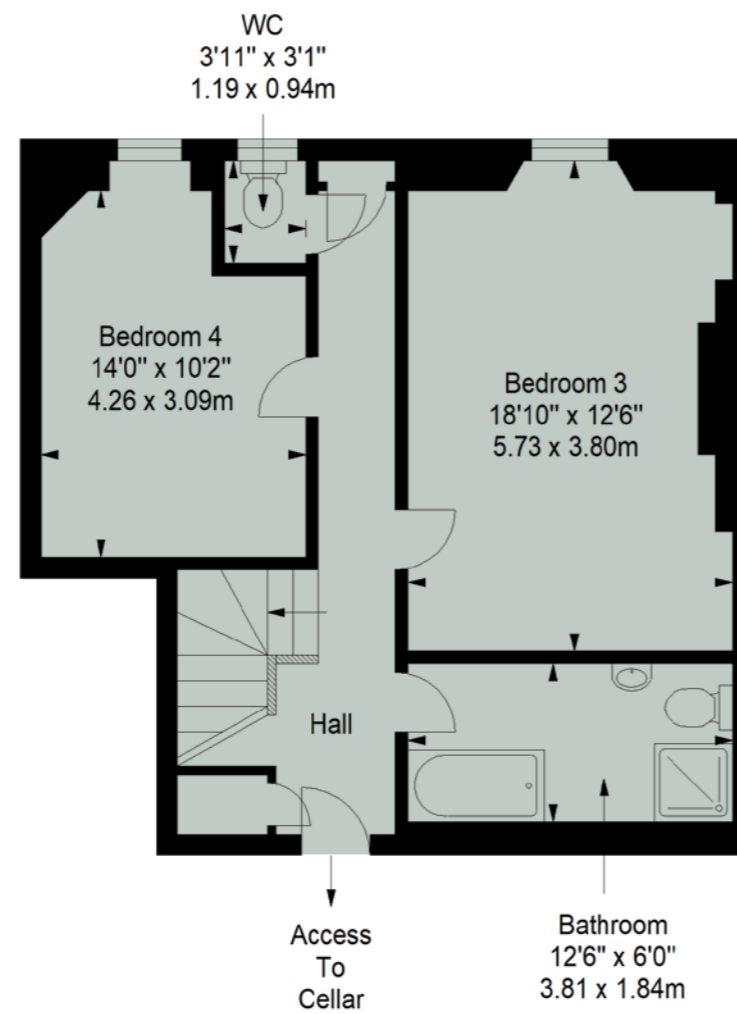
Location

Broughton, Edinburgh EH7 4LY

Approximate total area:

161.7 sq. metres (1740.6 sq. feet)

 - Lower Ground Floor  - Ground Floor



Impressive

double-fronted home with exceptional central potential

Set within a classic stone-built tenement in the popular Broughton area, this property enjoys a prime city location within walking distance of Edinburgh's New Town, tram links, and Waverley Station. The surrounding streets are lined with cafés, independent shops, and everyday amenities, while green spaces such as King George V Park are close by. Offering approximately 160 square metres of internal space, the home spans two levels and provides remarkable flexibility for redesign, whether as a generous family residence or a high-spec city home. The combination of period proportions, bay windows, and original architectural detailing creates a strong foundation for a truly outstanding renovation.



GENERAL FEATURES

- Substantial four-bedroom ground and lower ground property
- Prime Broughton location close to the city centre
- Approx. 160 sqm of internal space offering excellent scope
- Traditional tenement with period architectural detailing
- Exceptional renovation and reconfiguration opportunity
- Walking distance to tram links, Waverley Station, and New Town
- Home Report value - £475,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Entrance vestibule and central hall with storage
- Large bay-fronted living room with ornate cornicing and panelling
- Separate dining room with flexible use
- Generous kitchen footprint with adjoining pantry
- Four well-proportioned bedrooms across two levels
- Bathrooms on both levels plus separate WC

EXTERNAL FEATURES

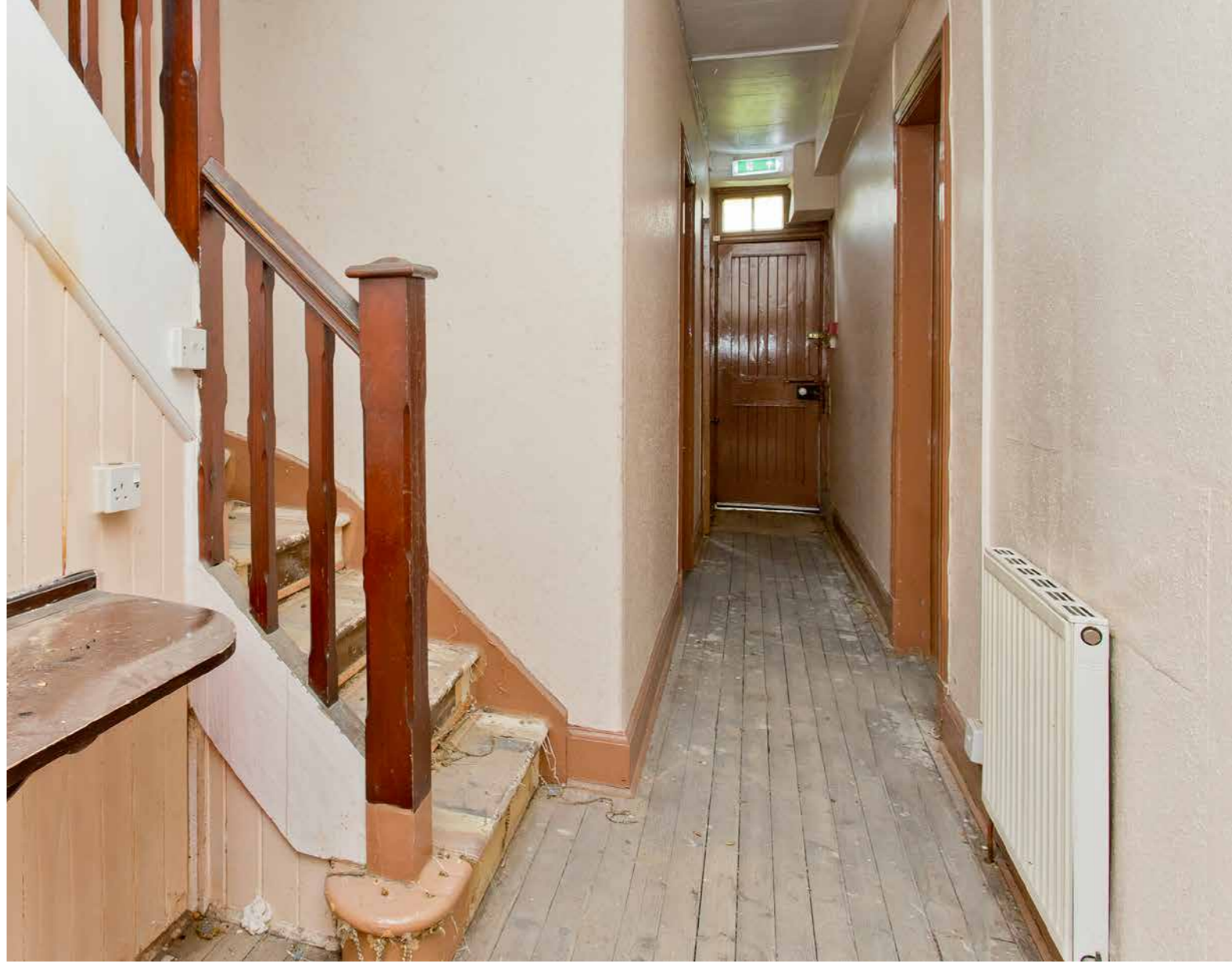
- Private rear garden area with lawn and established plants
- Well-maintained shared drying green with lawn and mature planting
- Peaceful outdoor setting in a central location
- On-street parking regulated under Zone N1



Entrance hall

"Currently stripped back, the interiors offer a blank canvas across generous proportions..."

Currently stripped back, the interiors offer a blank canvas across generous proportions, including multiple reception rooms, a large kitchen footprint, and bathrooms on each level. The home further benefits from a well-kept private garden, access to a shared drying green and regulated on-street parking, all within easy reach of the city centre.

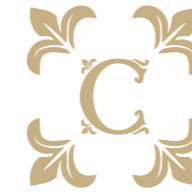


The property is entered via a vestibule leading into a central hall, with stairs connecting the two levels. There is useful storage throughout, along with access to a cellar, enhancing practicality and future development potential.



Generous reception rooms

with period features



The ground floor hosts a substantial bay-fronted living room, showcasing ornate cornicing, timber panelling, and impressive ceiling heights. A separate dining room offers further versatility for entertaining or open-plan redesign, while additional rooms across both levels provide scope for multiple living zones, home working, or creative use of space.

Living room

with ornate cornicing and panelling





Kitchen



"...excellent proportions for reimagining as a contemporary open-plan kitchen and living hub."

The existing kitchen occupies a generous rear position, with adjoining pantry space and direct access to the dining room. Currently requiring full modernisation, it offers excellent proportions for reimagining as a contemporary open-plan kitchen and living hub, potentially incorporating utility space.



Spacious

principal bedroom

The principal bedroom is a well-proportioned double, benefitting from a bright aspect and excellent floor space. While currently without an en-suite, there is clear potential to introduce one as part of a wider redesign.

Four well-proportioned bedrooms

In addition to the principal room, there are three further bedrooms, all of generous size and offering flexibility for family accommodation, guest rooms, or home offices. The lower ground floor layout, in particular, lends itself to creative reconfiguration.



Bathrooms

on both levels plus separate WC

The home includes bathrooms on both the ground and lower ground floors, alongside a separate downstairs WC. All spaces are functional but dated, presenting an opportunity to install high-spec contemporary fittings and finishes throughout.

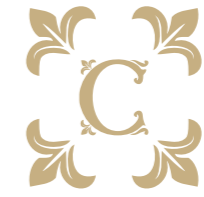




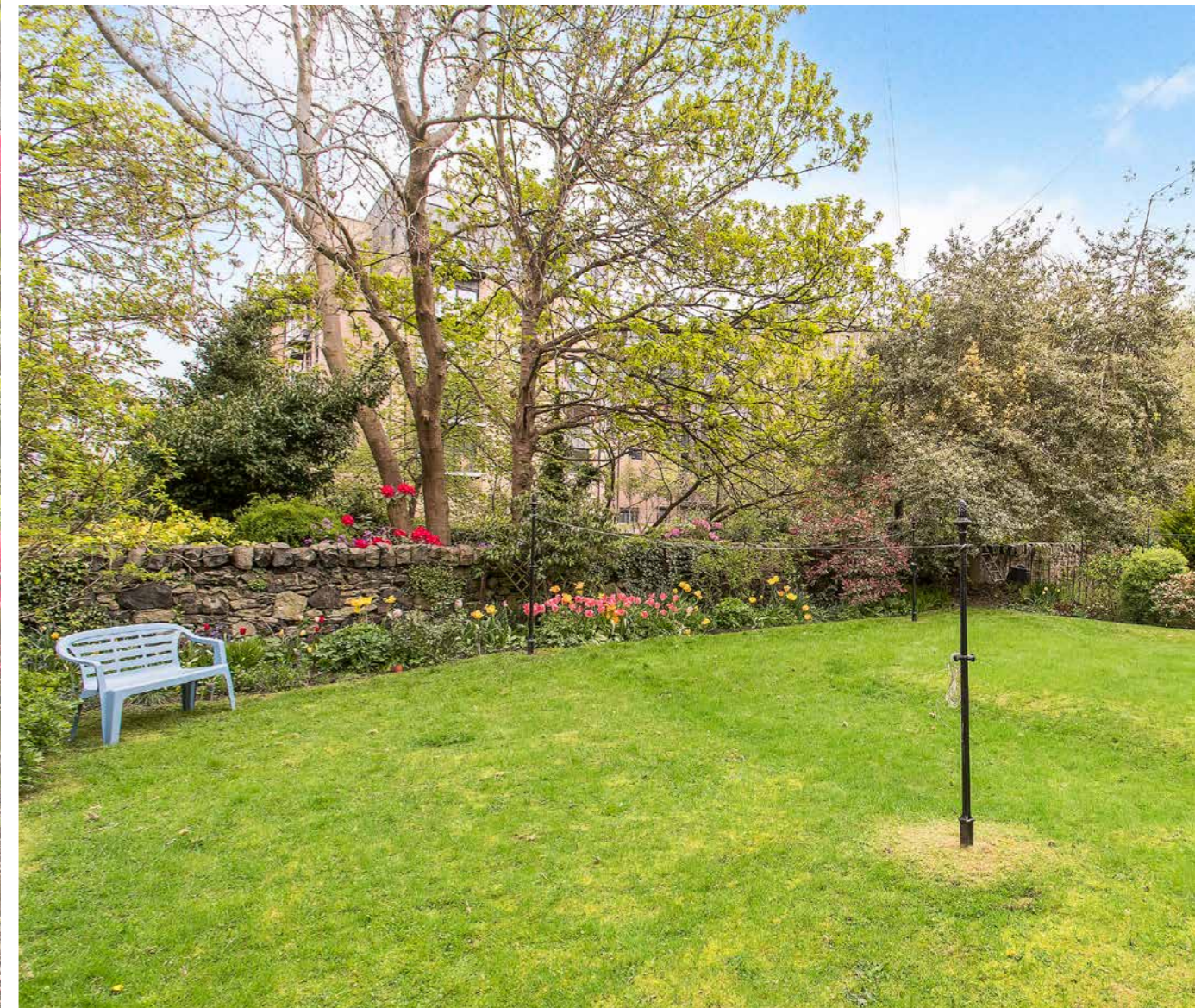
To the rear, there is a private garden area with a lawn and established planting, and residents also enjoy access to a large, well-maintained communal garden and drying green with lawns and mature trees.

Parking is regulated on surrounding streets under Zone N1 with permit spaces available on much of McDonald Road.

Private and shared gardens



The setting offers a tranquil outdoor retreat in the heart of the city.





Broughton, Edinburgh



"This charming part of the city is home to a fantastic selection of local amenities"

SCHOOLS

State Schools: Broughton Primary School, Drummond Community High School
 Independent Schools: The Edinburgh Academy, Fettes College, St George's School for Girls
 University: The University of Edinburgh

CULTURE

Edinburgh Playhouse, Palace of Holyroodhouse, Edinburgh Castle, and the galleries, theatres, and festivals of the city centre

SHOPPING

St James Quarter, Omni Centre, and a wide selection of shops, supermarkets, and everyday amenities along Leith Walk and Easter Road



A VIBRANT AND HIGHLY DESIRABLE CITY SETTING, OFFERING EXCEPTIONAL WALKABILITY, EXCELLENT AMENITIES, AND IMMEDIATE ACCESS TO EDINBURGH'S CITY CENTRE AND WATERFRONT



Just a short stroll from the centre of Edinburgh, on the edge of the New Town, lies the desirable Broughton district. Enjoying quaint cobbled streets and an abundance of elegant Georgian architecture, this charming part of the city is home to a fantastic selection of local amenities and is conveniently placed to sample the rest of the capital's wide-ranging cultural, recreational, and shopping facilities. The district's main thoroughfare features a lovely selection of artisan shops, restaurants, and fashionable bars, with handy supermarkets, high-end shops and major retailers nearby. Located on the fringes of Broughton is the renowned Playhouse Theatre, host to many major touring productions, and the Omni Centre, with its great selection of chain restaurants and bars, a multiplex cinema, and a deluxe gym and swimming pool. Benefiting from outstanding transport links, day and night, Broughton is serviced by good bus routes and neighbours the tramline to the airport, whilst Waverley train station is within walking distance. Well-regarded state schooling options fall within the district's catchment area, and many of Edinburgh's superior independent schools are also easily accessible.



LOCATION



0.9 miles from Edinburgh city centre

PARKS

Calton Hill, Holyrood Park, London Road Gardens

TRANSPORT



Bus – 7, 10, 11, 14, 16,

25, 49, N14, N16

Railway Station –

Waverley Station (0.8 miles)

Tram Stop – McDonald

Road (0.2 miles)

Airport – Edinburgh

International (8.8 miles)



SPORTS

Meadowbank Sports Centre, Leith Victoria Swim Centre, Easter Road Stadium, and a range of fitness studios and gyms nearby

FOOD & DRINK

An outstanding choice of cafés, restaurants, and bars along Leith Walk, Broughton Street, and in the city centre, with a vibrant mix of independent and established venues

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

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— *Property Consultant*

MARK CULLERTON



For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.

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— *About Mark*

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Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



CULLERTON'S

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SCAN TO DISCOVER MORE

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