



Flat 6, 3, O'Donnel Road, Edinburgh, EH17 8ZN

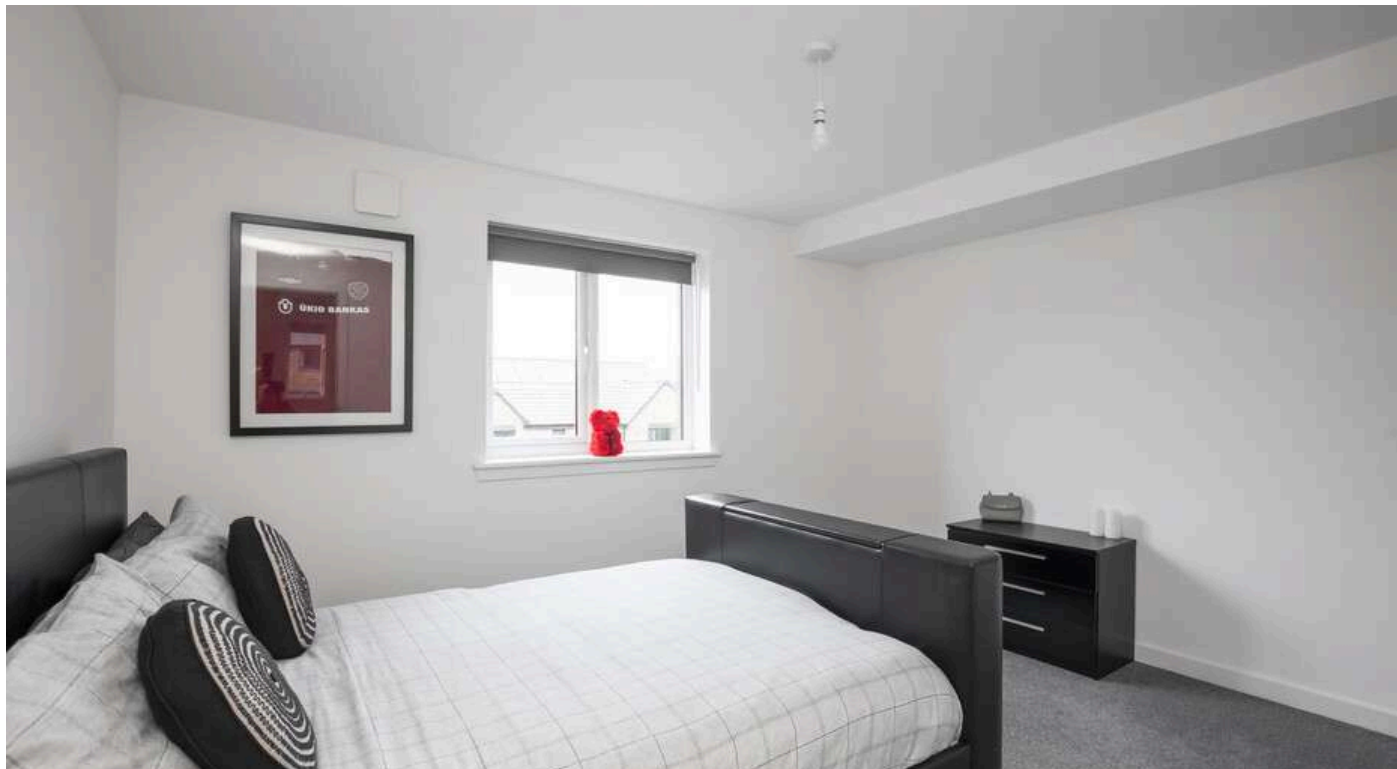
www.mcdougallmcqueen.co.uk



Excellent first time buy and a must on your viewing list. McDougall McQueen present to the market this two bedroom first floor flat with secure entry system, residents and visitors parking. The property forms part of a new build development situated moments from Lasswade Road, in the south-east of the City. The property has prompt access to the City Bypass, and is close to the residential suburb of Gilmerton, which hosts a selection of schools, shops and eateries, a fifteen minute walk can provide easy access to a range of amenities and local bus routes are available just a couple of minutes away on foot. Presented to the market in immaculate order throughout we would recommend an early viewing

- Reception hallway with a useful storage cupboard.
- Bright and spacious lounge, double doors opening to a Juliette balcony.
- Breakfasting kitchen fully equipped with a range of wall and base units along with integrated appliances.
- Master bedroom with en-suite.
- Further double bedroom rear facing with ample

- space for free standing furniture.
- Bathroom comprising WC, wash hand basin with vanity shelf, bath.
- Gas central heating.
- Double glazing.
- Bike shed.
- Bin store.
- Residents and visitors parking.



Location

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.

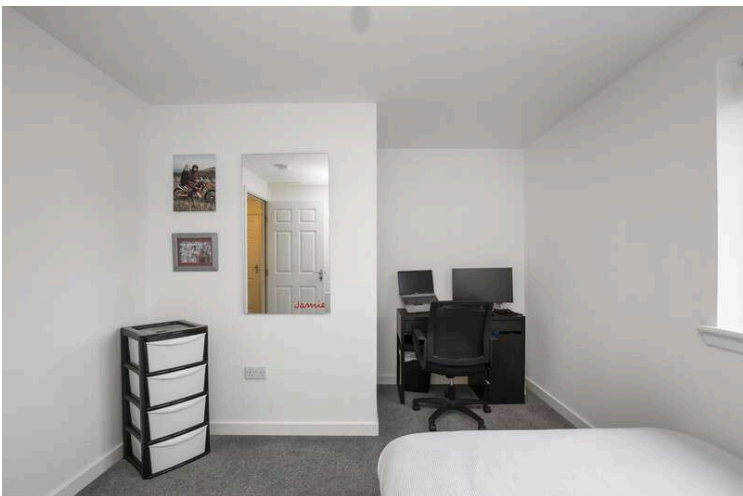
Extras

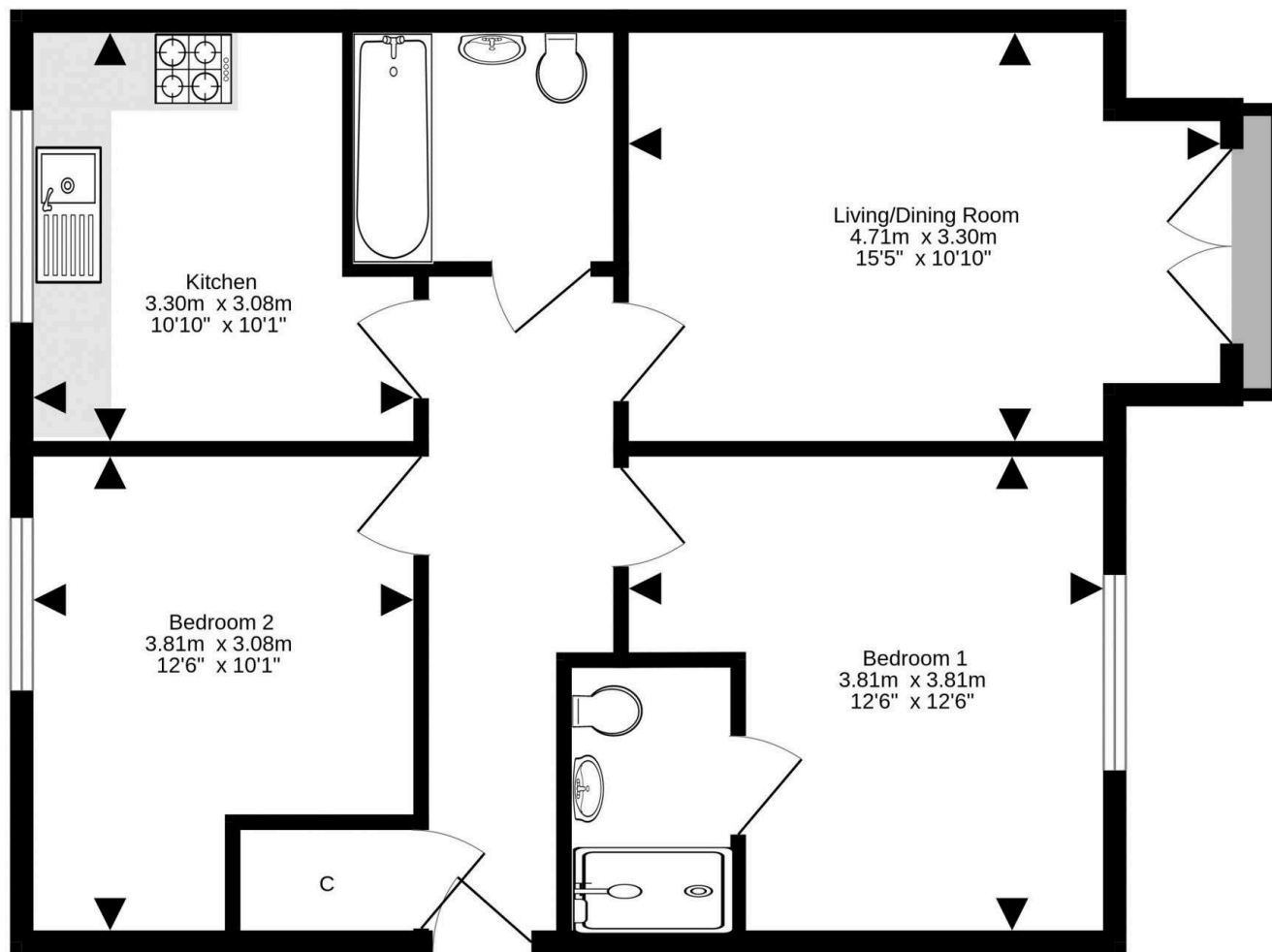
The integrated kitchen appliances, blinds and fitted floor coverings are included.

Price & Viewing

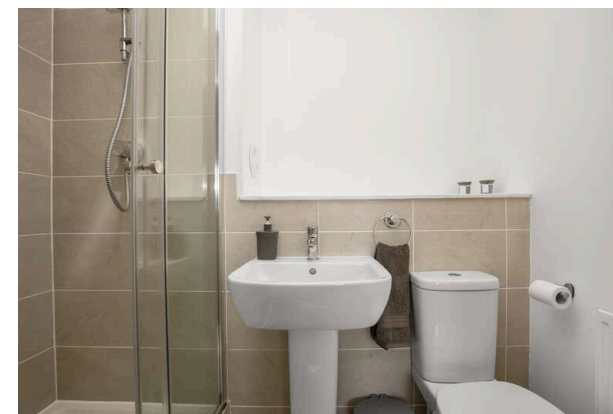
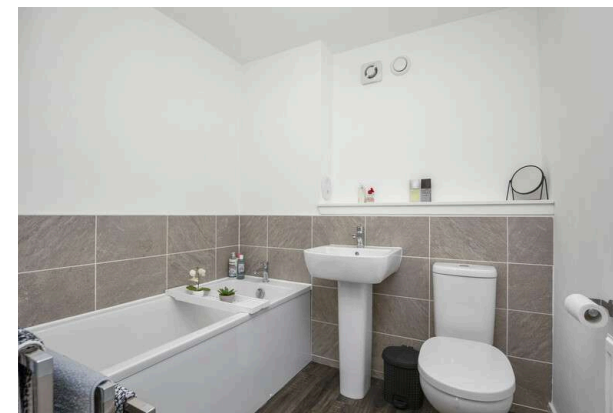
For price and viewing information or further details on this property please contact agent

EPC Band - B





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2023



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

ēspc

Mc
McQueen