



**boyd** property

65, 7 McDonald Road  
EDINBURGH | EH7 4LX

# 65, 7 McDonald Road

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## Description

Boyd Legal are delighted to present to the market this well-presented top floor flat within a traditional tenement building, located in the highly sought-after area of Bellevue in the heart of Edinburgh. Leith Walk, the city centre, Stockbridge and The Shore are within walking distance offering access to a variety of popular shops, cafes, bars, restaurants, and the new St James Quarter retail development. The flat is offered in good order and has retained some of its original features which includes decorative cornice work, tall ceilings, and wood panelled doors. The accommodation briefly comprises a welcoming entrance hall, a bay windowed lounge/dining room with ornate feature fireplace, fitted kitchen, two double bedrooms (one with ensuite WC) and a modern family sized bathroom with three-piece suite in white with glass screen and mains operated shower over the bath. The property benefits from gas central heating, double glazing and a well maintained communal rear garden. This property will appeal to a variety of buyers and viewing is therefore highly recommended highly recommended.

## Location

McDonald Road forms part of the sought-after residential area of Bellevue providing many local shops and services for everyday provisions. A Tesco superstore is conveniently located on Broughton Road, just a short walk away with further amenities available in the nearby Canonmills. Leisure facilities within the vicinity include the Playhouse Theatre and Omni Centre, housing a Health & Fitness Centre and multiscreen cinema together with Calton Hill, The Royal Botanic Gardens and Inverleith Park. The City Centre is within walking distance and excellent public transport provides quick and easy access to anywhere in the city. This includes the York Place Tram stop within walking distance and tram line extension under development passing through Leith Walk next to McDonald Road. The cosmopolitan Shore area of the City, only a short distance away, offers an array of individual bars, bistros and restaurants with the Ocean Terminal Shopping Complex providing several High Street named stores.

## Extras

All fitted floor coverings and furniture if required.

## Price & Viewing

For price and viewing information contact Agents.



## Features

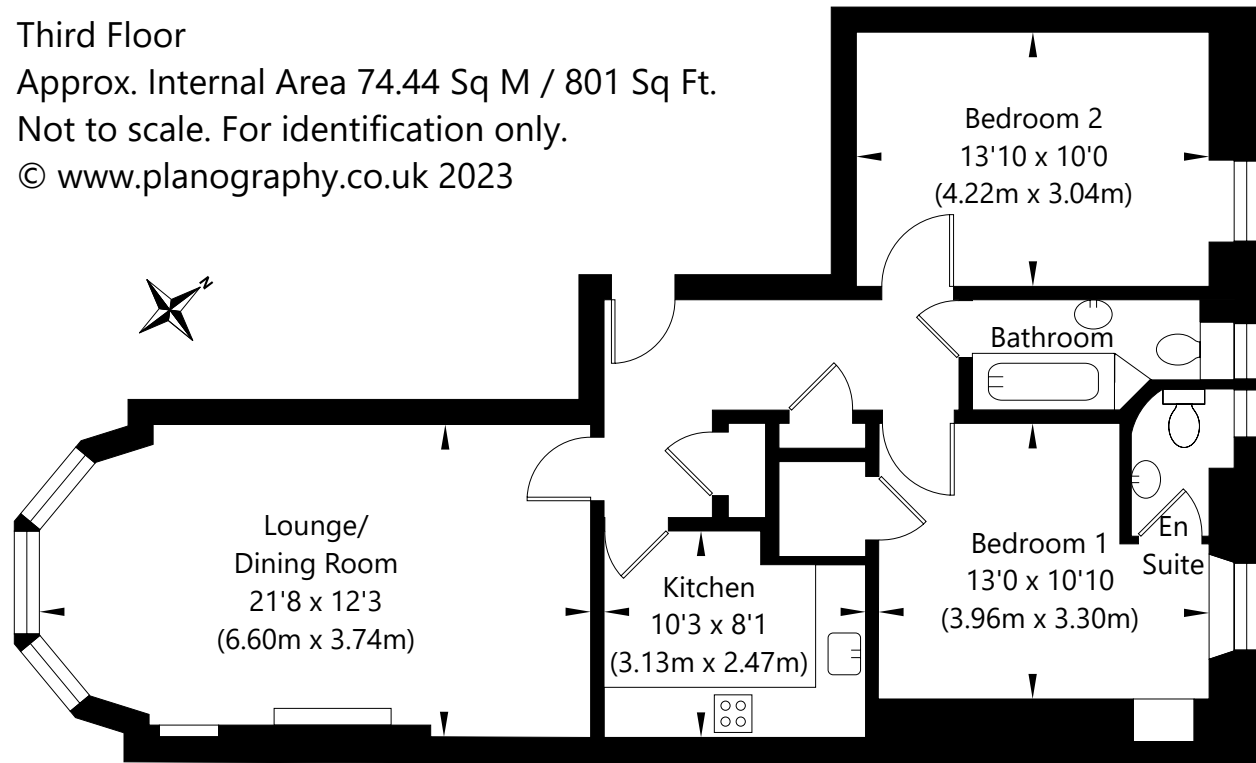
- Entrance hall
- Lounge/dining room
- Kitchen
- 2 Double bedrooms (one with an ensuite WC)
- Bathroom with shower
- Double glazing
- Gas central heating
- Communal rear garden

“ A well-presented top floor flat within a traditional tenement building, located in the highly sought-after area of Bellevue in the heart of Edinburgh. ”





Third Floor  
Approx. Internal Area 74.44 Sq M / 801 Sq Ft.  
Not to scale. For identification only.  
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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 part of 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.