



Offers Over
£200,000

146/5 McDonald Road

Bellevue | Edinburgh | EH7 4NL

A superb opportunity has arisen to acquire this well-proportioned second floor flat forming part of a handsome traditional tenement block nicely situated in the sought-after and high amenity district of Bellevue. Nearby excellent transport links including the newly completed tram line on Leith Walk, the property is ideally suited to first-time buyers, young professionals and investors.

-  1 bed
-  1 public
-  1 bathroom
-  Communal gardens
-  Permit and meter parking
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the property is shown in true walk-in condition while briefly comprising of; welcoming entrance hallway with good storage provisions, open-plan lounge/kitchen/diner with a gas fireplace, large pantry cupboard, range of integrated white goods and tiling in splash areas while the kitchen is styled with light coloured units and a contrasting dark worktop, utility cupboard housing the boiler, generously sized double bedroom with an Edinburgh press cupboard, and a partially-tiled shower room with a heated towel rail.

The property also benefits from gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There is a well-maintained communal garden to the back and meter/permit parking can be found on McDonald Road as well as surrounding streets.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

McDonald Road forms part of the sought-after residential area of Bellevue providing many local shops and services for everyday provisions. A co-op is around the corner whereas a Tesco superstore is conveniently located on Broughton Road, just a short walk away with further amenities available in 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 including the nearby recently completed McDonald Road tram stop provides quick and easy access across the city. 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.

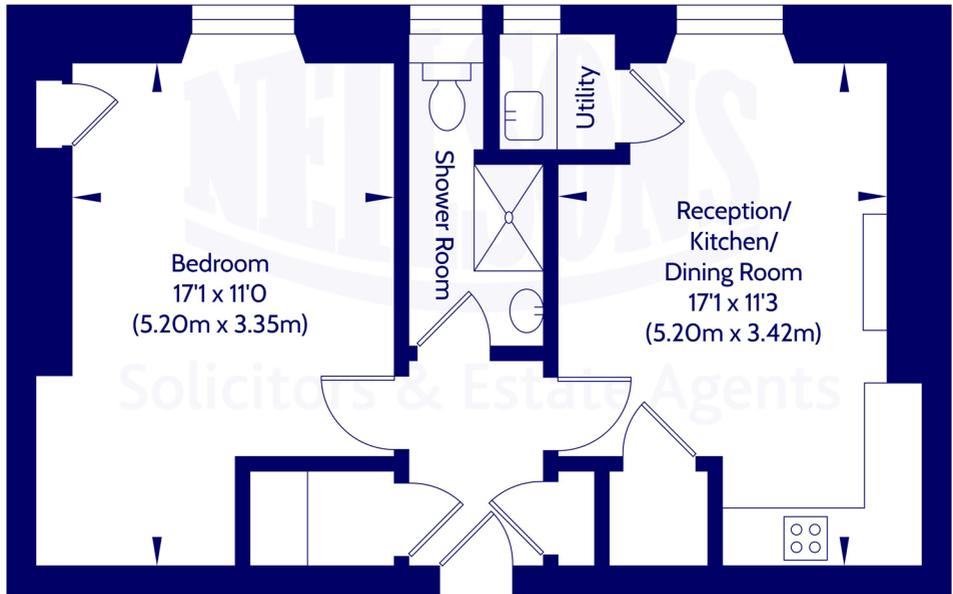


Second Floor

Approx. Internal Area 47.19 Sq M / 508 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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