

COULTERS<sup>©</sup>



# 120/2 MCDONALD ROAD

BELLEVUE, EDINBURGH, EH7 4NQ

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

This well-presented flat is situated on the first floor of a traditional tenement building in the Bellevue area and offers a generous open plan living room and kitchen, a spacious double bedroom and a shower room.

The flat benefits from double glazing, gas central heating and plenty of storage throughout.

## KEY FEATURES



Charming first floor flat.



South-west facing shared rear garden.



Within a short walk to Edinburgh City Centre.



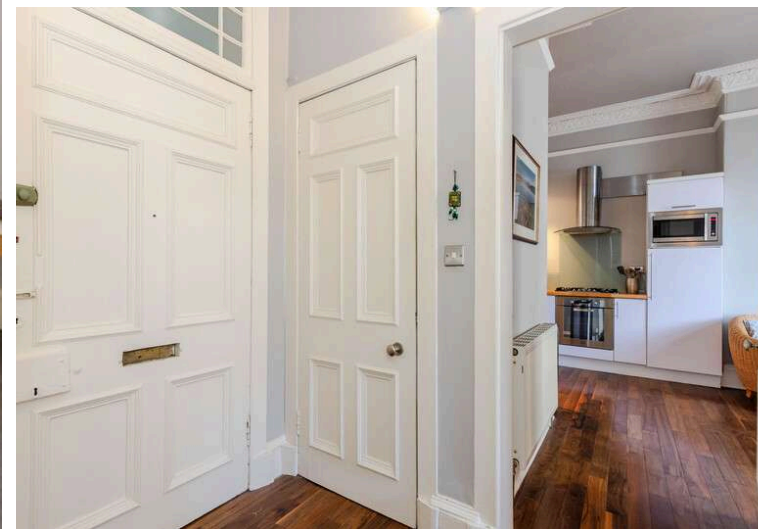
Spacious double bedroom with storage.



On street permit parking.



Excellent local amenities nearby.



Externally, the flat has access to a good-sized, shared rear garden and, with the city centre under a mile away and reachable within 15 minutes by foot and the tram line close by linking to Newhaven and Edinburgh Airport, this property is sure to appeal to a wealth of buyers.



## THE LOCAL AREA

Bellevue is a residential area located in the northern part of Edinburgh city centre, bordered by Stockbridge to the west and Canonmills to the north. It is known for its charming architecture, tree-lined streets, and lively community. The area has a variety of amenities, including independent shops, cafes, and restaurants.

Nearby attractions include the Royal Botanic Garden, St James Quarter, and the Water of Leith Walkway. Bellevue is also well-connected to the rest of Edinburgh, with excellent bus services and a nearby tram stop.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

## GET IN TOUCH



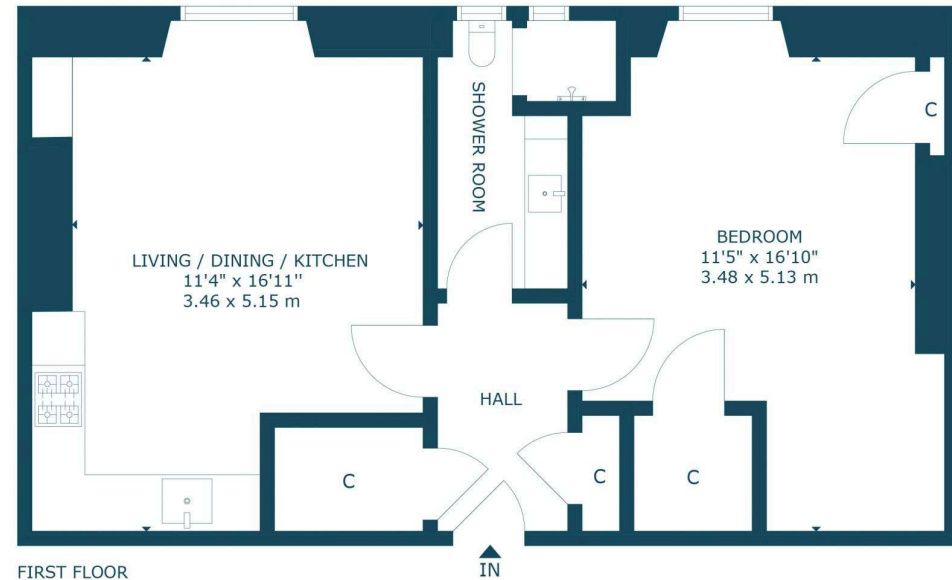
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120/2 MCDONALD ROAD, EDINBURGH EH7 4NQ  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL AREA 576 SQ FT / 53 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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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.