



78/6 McDonald Road Bellevue, Edinburgh EH7 4NT

78/6 McDonald Road

Forming part of an exclusive development, this two bedroom two bathroom first floor apartment is situated on highly desirable McDonald Road. This prime location lies within strolling distance of excellent local amenities and enviably close to Leith's eclectic array of bars, cafés, and restaurants, as well as the delights of the city centre. Accessed via a secure shared stairwell, the apartment opens into an airy hallway; incorporating a built-in double cupboard. Enjoying a front facing position, the bay window lounge diner offers plenty of room for comfortable lounge furniture and dining area. Adjoining the lounge diner is a modern kitchen which has built-in oven, gas hob and chimney hood.

Extras: all fitted floor coverings, window blinds, light fittings, gas hob, electric oven, chimney hood and fridge/freezer will be included in the sale.

Property Summary

- · With-in exclusive development in prime Edinburgh location
- Entrance hall with built-in storage
- Spacious lounge diner
- Attractive modern kitchen
- Principal bedroom with en-suite shower room
- Second double bedroom
- Stylish bathroom with shower bath & underfloor heating
- Gas central heating
- Double-glazed windows
- Private residents parking with two permits
- · Immaculate, landscaped grounds with play park
- EPC Rating C | Council Tax Band D



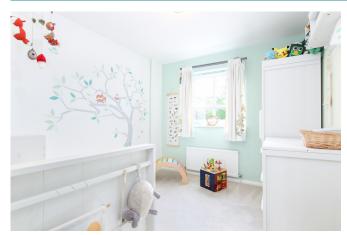




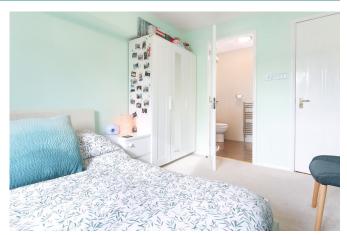




The appealing apartment accommodates two double bedrooms; both tastefully-presented, with the master bedroom having the added luxury of its own en-suite shower room. Finally, an immaculate bathroom, complete with shower bath and cosy under floor heating.





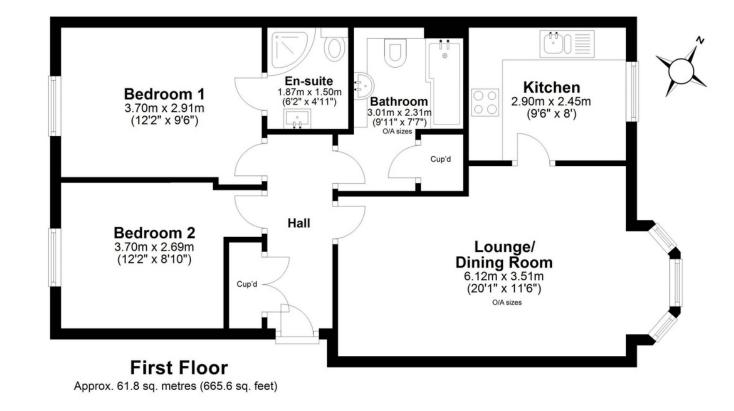


Let us help you find your next dream property!



property@ralphsayer.com 0131 225 5567 www.ralphsayer.com

Birch House 10 Bankhead Crosssway South Edinburgh, EH11 4EP





DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 electronic device at the widest point. Services and appliances have not been tester for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Location

The popular Bellevue district lies to the north east of the city – part of New Town Conservation Area; within easy walking distance of Princes Street, Waverley Station and other well known landmarks. This convenient position affords immediate access to most commercial facilities including a wide range of shops, restaurants, cinemas and bars. Of particular note are the Omni leisure centre, the Playhouse Theatre, and the many high end shops. Minutes to the north is leafy Inverleith with the Royal Botanic Gardens and access to the Water of Leith path network. Regular bus and tram services within the surrounding area connect with many parts of the city, and local schooling is available close by.