



9a McDonald Place
Bellevue, Edinburgh, EH7 4NH



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9a

McDonald Place

Beautifully presented modern Double Upper Villa offering stylish and well proportioned accommodation in this quiet, popular and highly regarded residential district, just to the north of the city centre.

- Two bedroomed double upper villa
- Well presented and in move in condition
- Gas Central Heating & Double Glazing
- Low maintenance private garden
- Attic storage space
- Zoned parking
- Lounge/kitchen
- Two double bedrooms
- Cloakroom W.C.
- Bathroom with shower



Home Report: £325,000

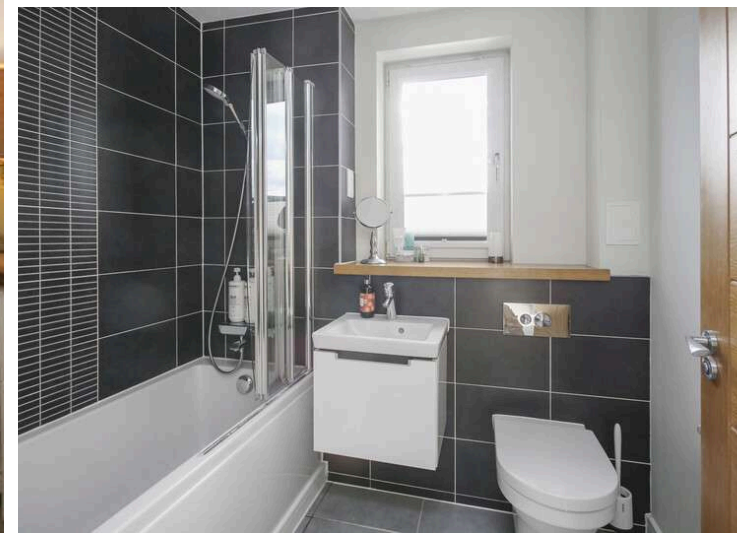
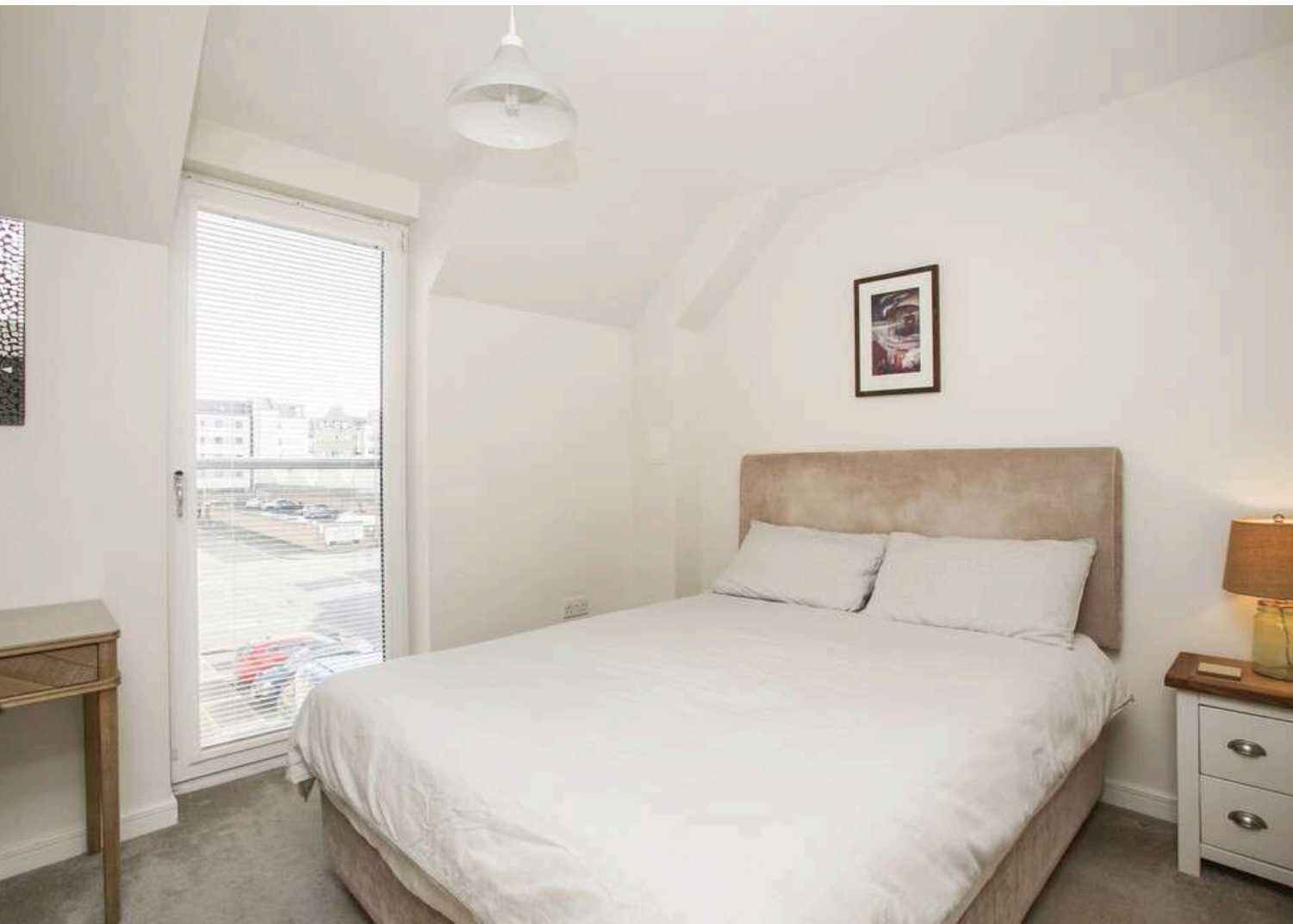
EPC Rating: B

The property has been meticulously maintained by its present owner and boasts accommodation arranged over two floors comprising reception hall, open plan lounge/quality fitted kitchen with two Juliet balconies, cloakroom/WC, two double bedrooms with built-in wardrobes and bathroom with shower over bath.

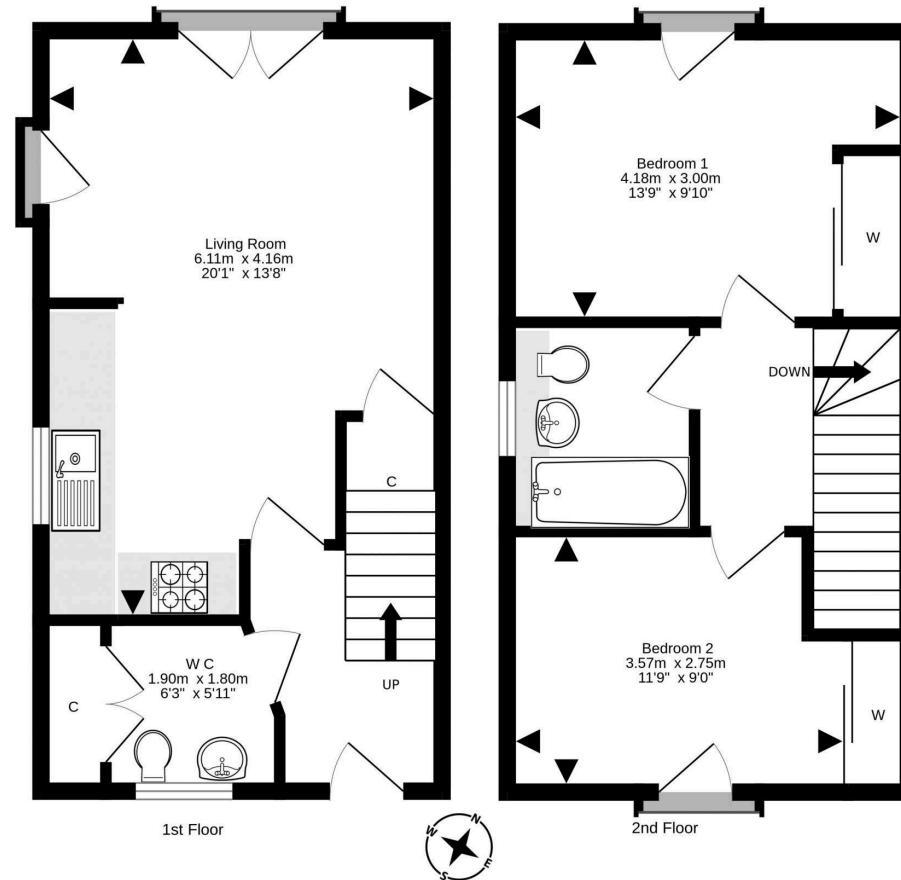
It enjoys the benefit of gas central heating and double glazing, also having attic storage space, an enclosed low-maintenance area of private garden ground and zoned permit parking adjacent.

Early viewing is highly recommended to fully appreciate what is on offer.

Extras - integrated white goods (electric oven, gas hob, microwave, washing machine/dryer, dishwasher and fridge/freezer) carpets and blinds. Please note the dryer element of the washing machine/dryer is not currently in working order. No warranties/guarantees will be given.



Situated on the eastern fringes of the desirable New Town, Bellevue is ideally placed for all the capital's top cultural attractions, particularly the Playhouse Theatre, the Scottish National Portrait Gallery and Royal Botanic Garden Edinburgh. Bustling Broughton Street within the New Town has retained all the charm of a traditional high street with its array of delightful independent shops and businesses, dotted in-between a selection of pubs, bars, and restaurants. Bellevue further provides primary and secondary schooling and is also convenient for a selection of private childcare and education options.



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.
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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.