



**76/7 McDonald Road, Bellevue,  
Edinburgh, EH7 4NT**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## BRIGHT AND ATTRACTIVE

### TWO-BEDROOM, FIRST FLOOR FLAT



A bright and attractive two-bedroom, two-bathroom third floor flat, forming part of an exclusive development, situated in a highly desirable Bellevue area of the City. This prime location lies within strolling distance of excellent local amenities, close to Leith walk's eclectic array of bars, cafés, and restaurants, as well as the delights of the New Town and City Centre. It is well served by public transport and has a tram stop close by. Accessed via a secure shared stairwell, the property opens into an airy hallway with large walk-in cupboard. The bay windowed sitting room, facing front, receives lots of natural light and offers plenty of room for comfortable lounge furniture and also a dining area. It has a feature fireplace and plain cornice. Adjoining the lounge is a modern kitchen which has a breakfast bar and generous units at wall and floor level. Both double bedrooms are quietly located to the rear, the master bedroom has an en-suite shower room. In addition, there is a Family bathroom with bath & electric heating.

Hall

Lounge

Kitchen

Master bedroom with en-suite shower room

Second double bedroom

Bathroom

Gas central heating

Double glazing

Good storage

Un-allocated private car parking

Landscaped garden with play area

Factored by James Gibb- approx. £200.00 - £250.00 per quarter which includes cleaning and some repairs to the common areas of the development, garden landscaping, common buildings insurance and sink fund





## BELLEVUE

The sought after district of Bellevue, lies on the edge of the city centre to the north in the Edinburgh's New Town, in comfortable walking distance of the local amenities & city centre. There are local shops at Canonmill's & Broughton Street including a Tesco's, as well as variety of other specialist shops, banks & post office. It enjoys a very central location, in comfortable walking distance of Princes Street, the designer outlets on Multrees Walk & George Street. There is a frequent bus service operating into the city and it is within walking distance of Bus Station, Waverley Station and just a short walk from the tram stop at York Place, with trams running to the airport every ten minutes at peak times. It is in the catchment for highly regarded Broughton Primary & Drummond Community High School. There is great choice for those who enjoy the outdoor recreational/leisure facilities; The Royal Botanic Gardens and Inverleith Park are just a few minutes away and there is access to the Water of Leith walkways/cycle paths offering access to many parts of the city. There is an excellent choice of places to eat and drink and The Playhouse Theatre and the Omni Centre, at Greenside Place.



### Extras

All fitted floor coverings, light fittings, fridge, freezer, automatic washing machine, gas hob, electric oven. (No warranties given) Furnishings to be negotiated if desired.

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

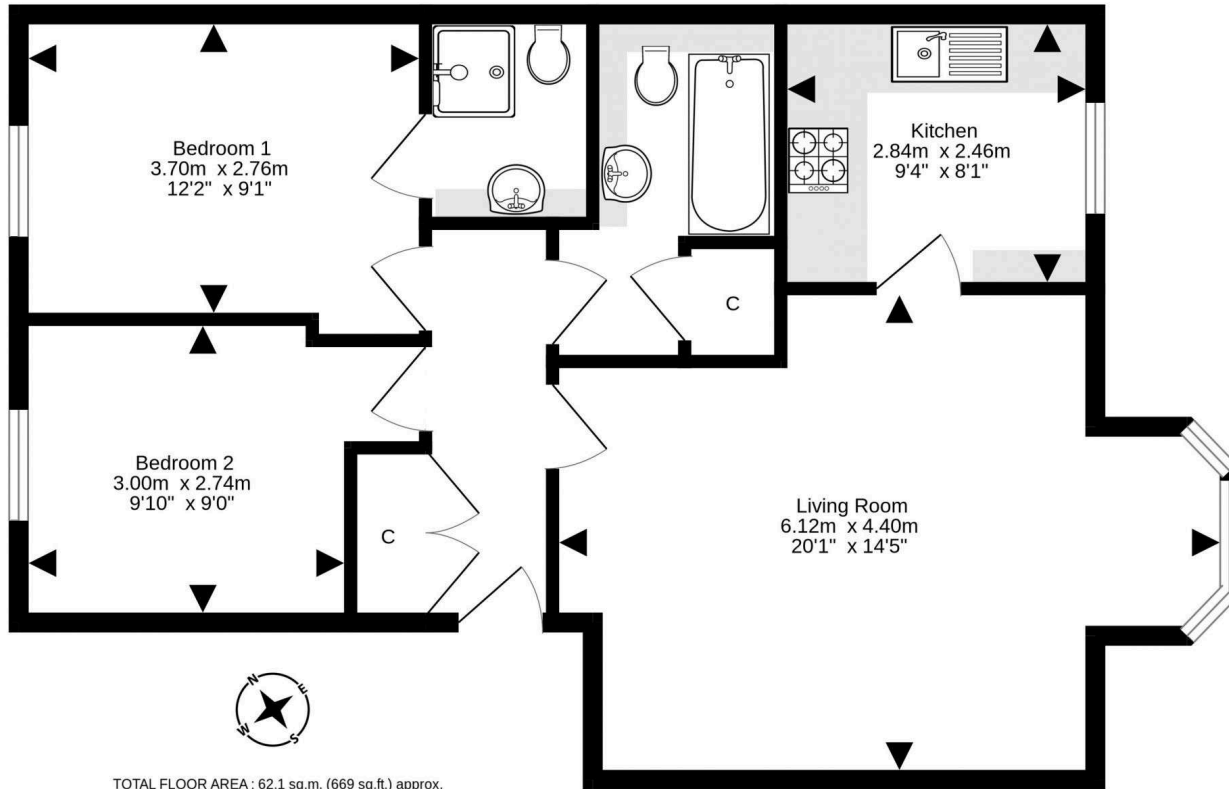
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### Home Report Valuation

£250,000

### EPC Rating

C



TOTAL FLOOR AREA : 62.1 sq.m. (669 sq.ft.) approx.

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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