

COULTERS[©]



120/1 MCDONALD ROAD

BELLEVUE, EDINBURGH, EH7 4NQ

 1 BED  1 BATH  2 PUBLIC









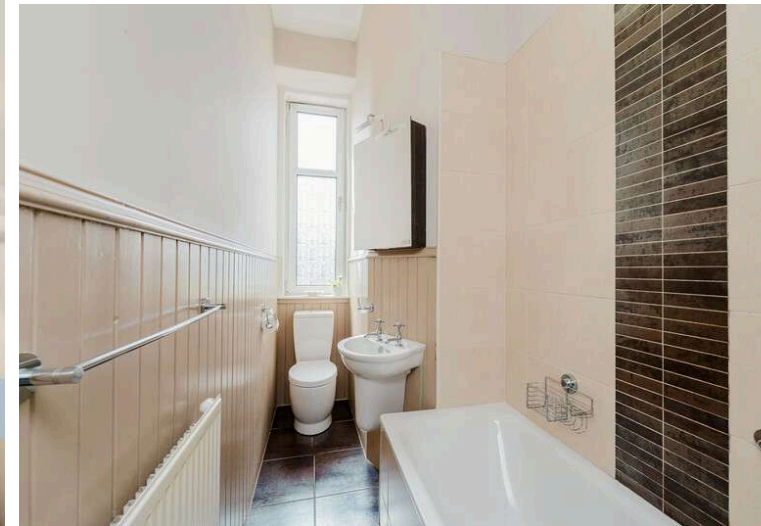
TAKE A LOOK INSIDE

This well-presented flat is situated on the first floor of a traditional tenement building on McDonald Road, a primarily residential, tree-lined street just a stone's throw from the city centre. At 80sqm, this is a particularly spacious one bedroom flat which retains its original layout and period features.

The accommodation comprises: generously proportioned bay windowed sitting room with a working, remote operated, gas fire and surround; fitted kitchen with ample room for dining furniture; pantry cupboard and separate utility/laundry area with open shelving; good sized double bedroom peacefully positioned to the rear of the property; bathroom with traditional panelling; large, versatile box room; and entrance hall with storage cupboard.

KEY FEATURES

-  Extremely spacious one bed flat
-  Elegant period features
-  Shared gardens to the rear
-  On street permit parking
-  Tram link nearby
-  Within a short walk to Edinburgh City Centre



The flat benefits from double glazing and gas central heating via a boiler that receives an annual service.

There is a secure entry system fitted within the building and a pleasant shared garden to the rear.

EXTRAS

All blinds, curtains, light fittings, fitted flooring, washing machine and integrated appliances (which include fridge freezer, microwave, oven and gas hob) are included in the sale price.



THE LOCAL AREA

McDonald road is ideally situated just north of Edinburgh's City Centre, less than a mile from Princes Street, in the desirable area of Bellevue. This popular spot boasts an excellent array of local amenities including independent shops, cafes and restaurants and local supermarkets including a Co-op on McDonald Road itself. Larger supermarkets such as the Tesco Superstore and Lidl in Canonmills are also close by. St James Quarter and the Omni Centre, with their many shops, eateries, entertainment venues and Nuffield Health Gym, are just a quick stroll away. For outdoor enthusiasts, lovely open spaces within proximity include Calton Hill and the stunning green spaces of Victoria Park Inverleith Park and The Botanical Gardens. At the end of the road, St Marks Path easily connects to Edinburgh's excellent cycle network as well as to lovely walks along the Water of Leith. Bellevue is also well-connected to the rest of Edinburgh, with excellent bus services, a nearby tram stop that provides a direct connection to Edinburgh Airport and Waverley Station being less than a mile away.

GET IN TOUCH



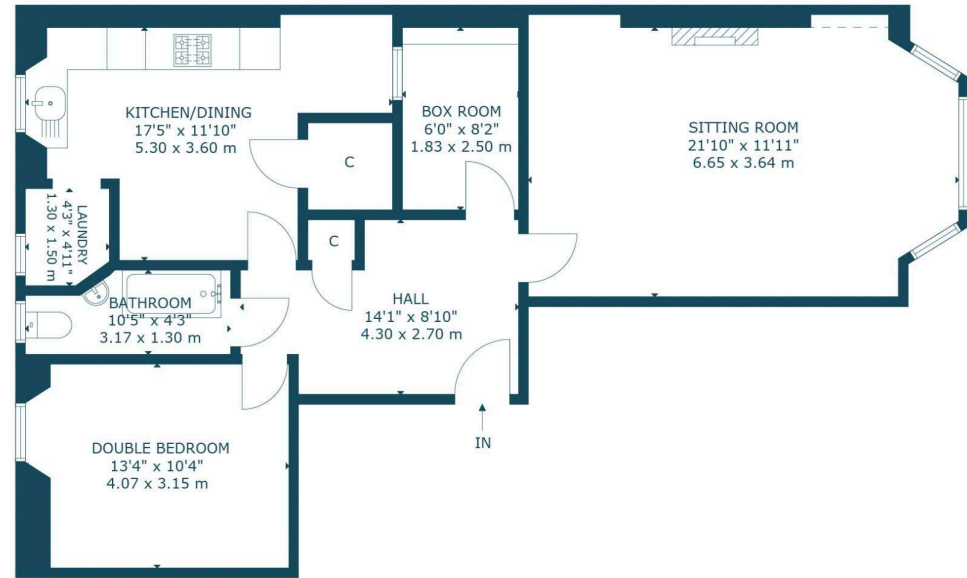
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FIRST FLOOR

120/1 MCDONALD ROAD, EDINBURGH, EH7 4NQ

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 864 SQ FT / 80 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.