

COULTERS[©]

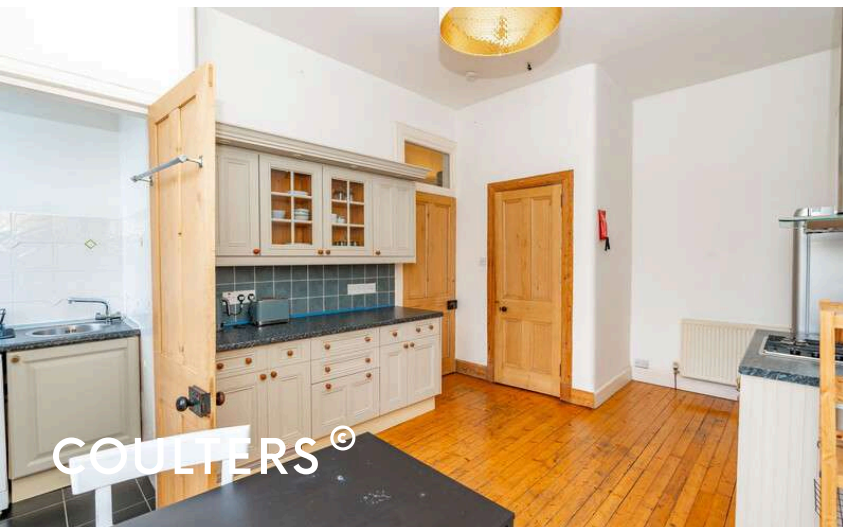
7/6 MCDONALD ROAD

BELLEVUE, EDINBURGH, EH7 4LX

1 BED

1 BATH

1 PUBLIC




TAKE A LOOK INSIDE

Forming part of a traditional stone-built tenement, this spacious second floor flat is conveniently located just a short walk from the city centre and just a stone's throw from tram and bus links. The property features sought-after period features including high ceilings, elegant cornicing and fireplaces and retains its original layout which offers scope for reconfiguring to a two bedroom set up, if desired and subject to the necessary consents.

The accommodation comprises: a generously proportioned bay windowed sitting room with direct access to the sizeable and highly versatile box room; large kitchen/dining room and utility offshoot, both fitted with shaker style units and with the kitchen offering ample room for dining furniture as well as a handy pantry cupboard; very good sized double bedroom peacefully positioned to the rear of the property; bathroom with eye catching subway style tiling; and entrance hall with multiple storage cupboards.

KEY FEATURES

-  Spacious flat in excellent location
-  Large double bedroom plus box room
-  Shared gardens to the rear
-  On street permit parking
-  Tram link nearby
-  Short walk to St James Quarter & Omni Centre



The property is fitted with gas central heating and double glazing.

To the rear of the property, accessed via the communal stair, is a shared garden. On-street parking is available by way of a residents parking permit.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price. Other items of furniture may also be available.



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



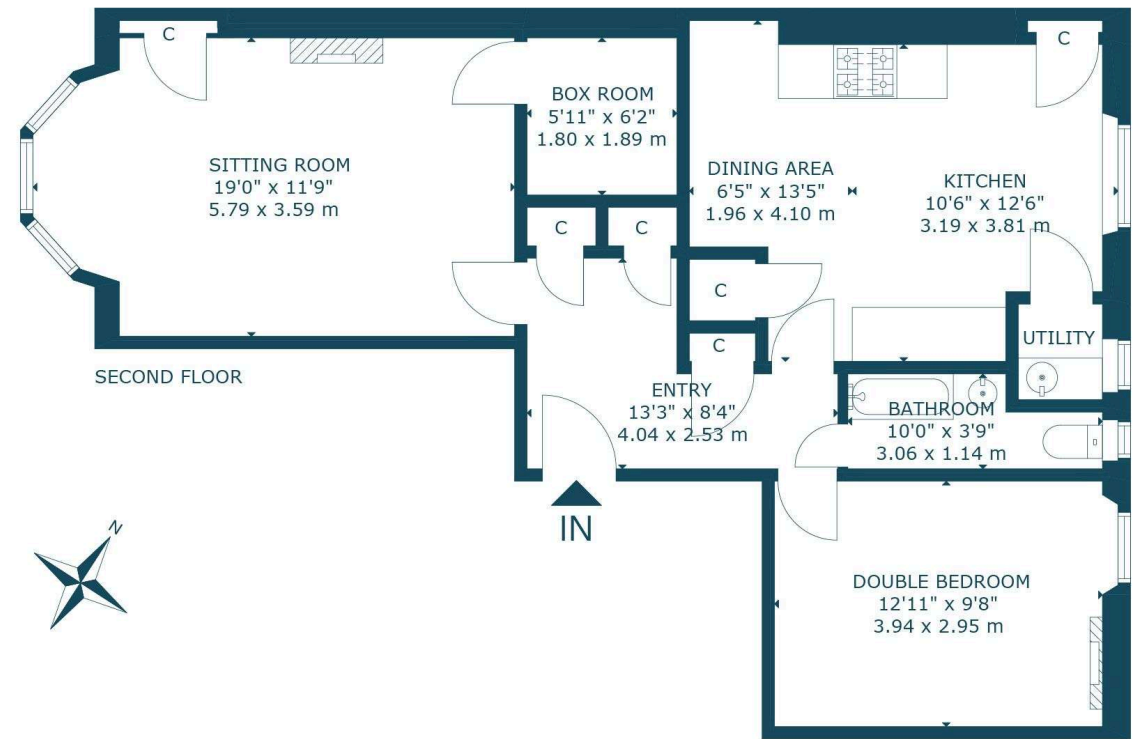
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 468 SQ FT / 43 SQ M

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.