



86/3 McDonald Road, Bellevue, Edinburgh, EH7 4NU





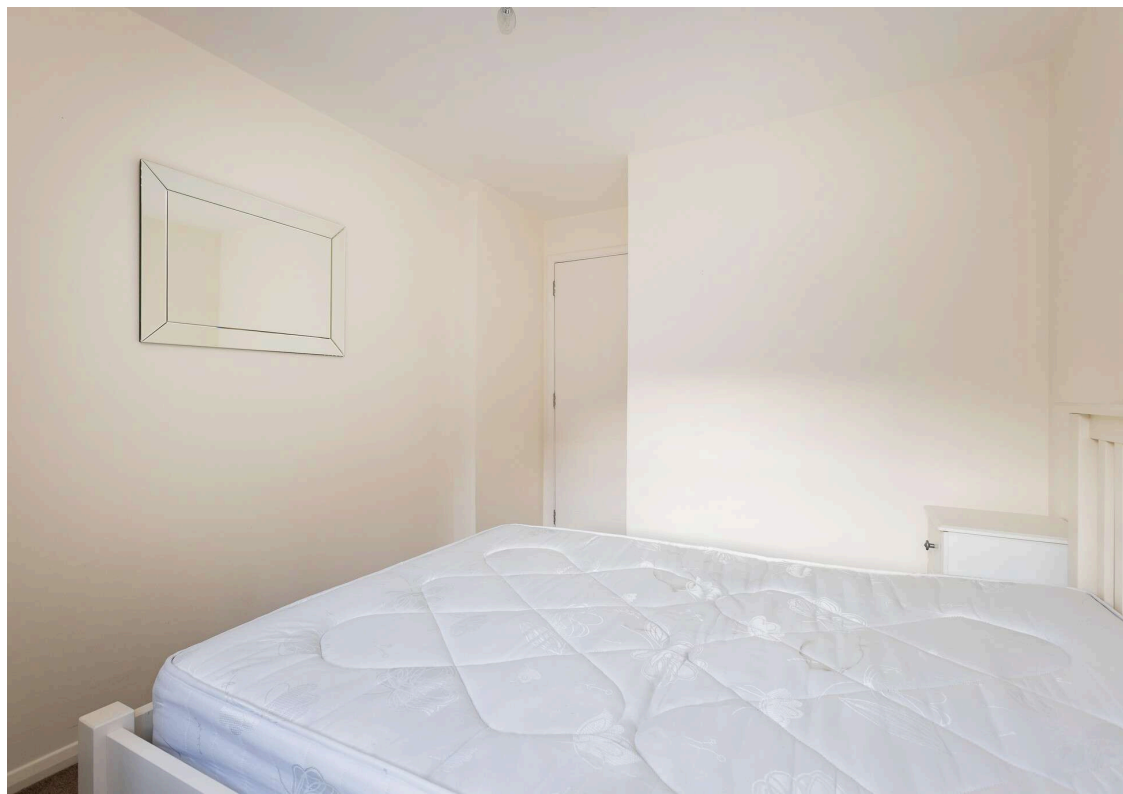
## Welcome

Welcome to McDonald Road, this charming two bedroom, first floor apartment offers bright and spacious accommodation set within attractive garden grounds. The property forms part of a modern block, factored by James Gibb, with a secure entry system and residents parking. The property is ideally located in the sought-after Bellevue area of Edinburgh close to an abundance of local amenities along with swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with a useful storage cupboard.
- Living/dining room complemented by a bay style window.
- Fully fitted kitchen.
- Principle bedroom, built in wardrobe storage and en-suite shower room.
- Further double bedroom.
- Bathroom comprises WC, wash hand basin, bath with shower over, storage cupboard.
- Gas central heating.
- Double glazing.
- Two parking spaces within the residents parking
- Attractive garden grounds.











## Bellevue

Bellevue, on the outskirts of Edinburgh's northern New Town, is an ever-popular area noted for its convenience to the City Centre. Classic Georgian architecture and clusters of small speciality shops, cafes, galleries, museums and restaurants combine to create a sophisticated and convenient City Centre environment. Outdoor spaces include Inverleith Park and the renowned Royal Botanic Gardens. All the attractions of Edinburgh city centre can be reached on foot. Areas nearby include Canonmills and Broughton. Princes Street and the designer outlets at the St James Quarter and Multrees Walk can be reached on foot or by public transport. The Playhouse Theatre and Omni Centre, featuring a multi-screen cinema and fitness centre are situated at Greenside Place. There are local shops in Broughton Street and a Co-Op, Tesco and Sainsbury's nearby. A frequent local bus service provides access throughout the city and surrounding areas, with the McDonald Road tram stop at the end of the road.

## Extras

Included in the sale are the integrated kitchen appliances, blinds were fitted and fixtures & fittings. Agent's Note: This property is factored by James Gibb with an approximate quarterly fee of £249 and is inclusive of building's insurance. Further information on the factors can be found by emailing [edinburgh@jamesgibb.co.uk](mailto:edinburgh@jamesgibb.co.uk). Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.









# Get in touch

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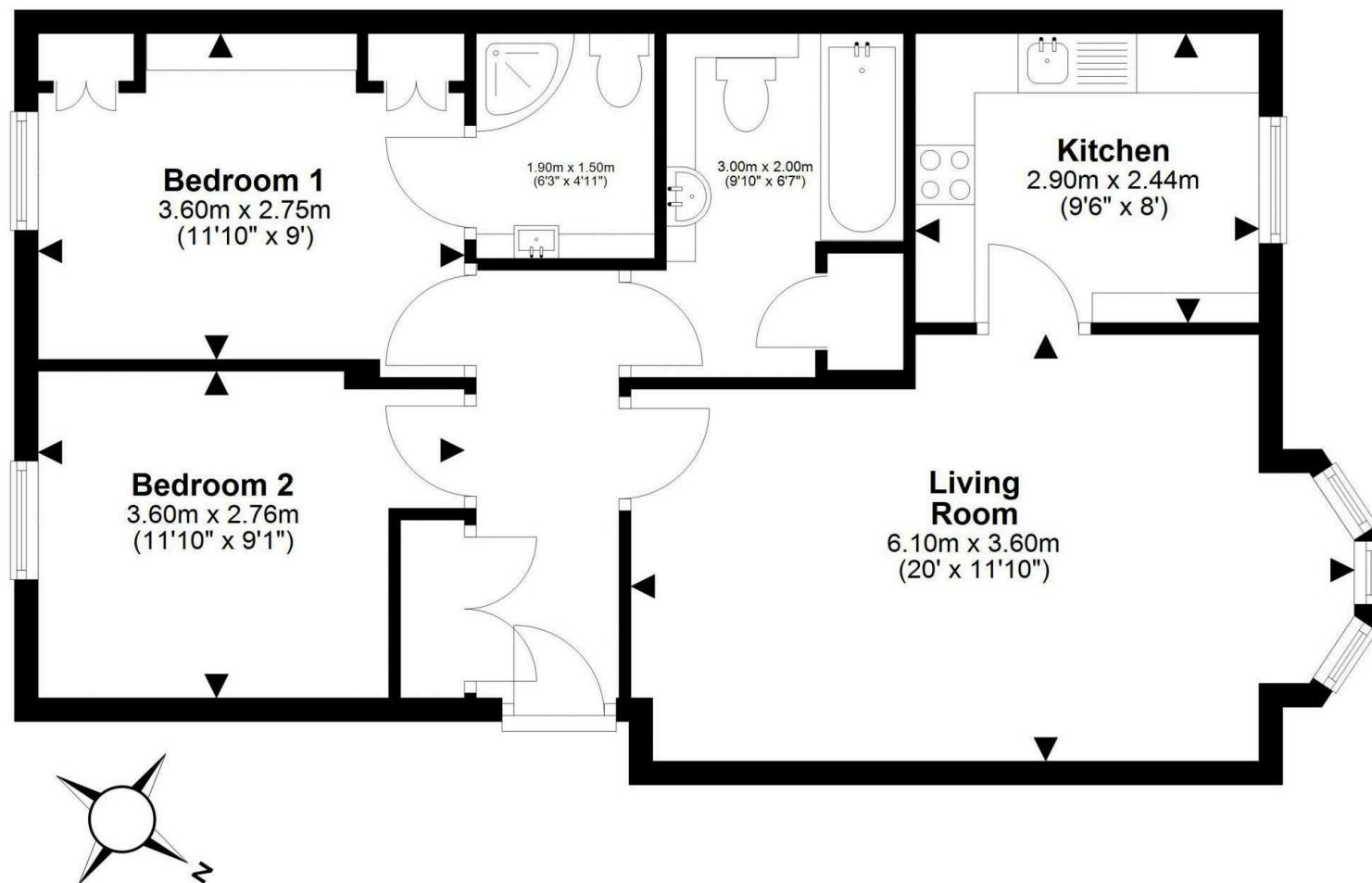
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.