

OFFERS OVER £310,000

128/24 McDonald Road
Edinburgh, EH7 4QU

drummondmiller
Solicitors & Estate Agents



- Stylish and well proportioned 2 bed flat with views of Edinburgh skyline
- Stunning views of the Edinburgh skyline
- Large kitchen diner, ideal for everyday living and entertaining
- 2 generously proportioned bedrooms
- En-suite shower room
- Gas central heating and double glazing throughout
- Centrally positioned, with convenient access to local schools and supermarkets
- EPC C

Description

Drummond Miller is pleased to present this stylish 2 bedroom 5th floor flat within a well kept private development. The property enjoys a bright dual aspect living room with superb south and west facing views across Edinburgh, including Calton Hill and Arthur's Seat.

Offered in walk in condition, the flat forms part of a modern development within easy reach of the city centre and the amenities of Leith Walk. A lift serves all floors.

The heart of the home is the open plan Kitchen/Living Room, featuring quality appliances, an integrated double oven, and a sleek island with induction hob.

Accommodation includes a welcoming hallway with utility cupboard, the open plan living space, a stylish principal bedroom with fitted wardrobe and en suite, a second double bedroom/home office with storage, and a family bathroom with shower over bath. The development also offers communal bin and bike stores to the rear.





Central Heating and double glazing

There is gas central heating, alongside double-glazed windows throughout.

Garden and parking

Private allocated parking space located to the rear of the building.

Location

Bellevue enjoys a prime location just a short walk from Edinburgh's bustling centre, including Princes Street, George Street, and Stockbridge. The area combines the convenience of city-centre living with the charm of excellent local amenities.

Broughton Street, only minutes away, offers a vibrant selection of high quality restaurants, bars, and independent shops. Nearby, John Lewis provides extensive retail options, while the Omni Centre offers leisure facilities such as a multi screen cinema, the Nuffield Health Fitness & Wellbeing Gym, and a variety of dining venues.

Transport links are exceptional, with frequent bus services into the city centre, tram connections from nearby Elm Row, and both Waverley rail station and St Andrew Square bus station easily accessible. Residents can also enjoy a range of green spaces within walking distance, including the Royal Botanic Gardens, Warriston Playing Fields, Inverleith Park, and the scenic Water of Leith walkway and cycle path.

Council Tax and EPC

It is in Council Tax band E and has a ?-rated Energy Performance Certificate.

Home Report

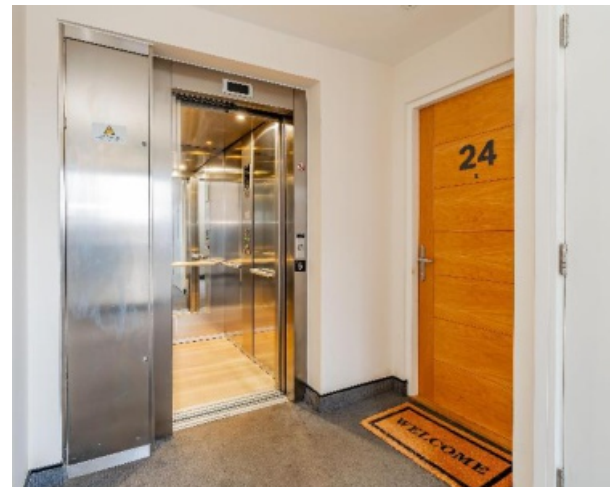
The property has been valued at £320,000 and a link to the Home Report is available from the ESPC website.

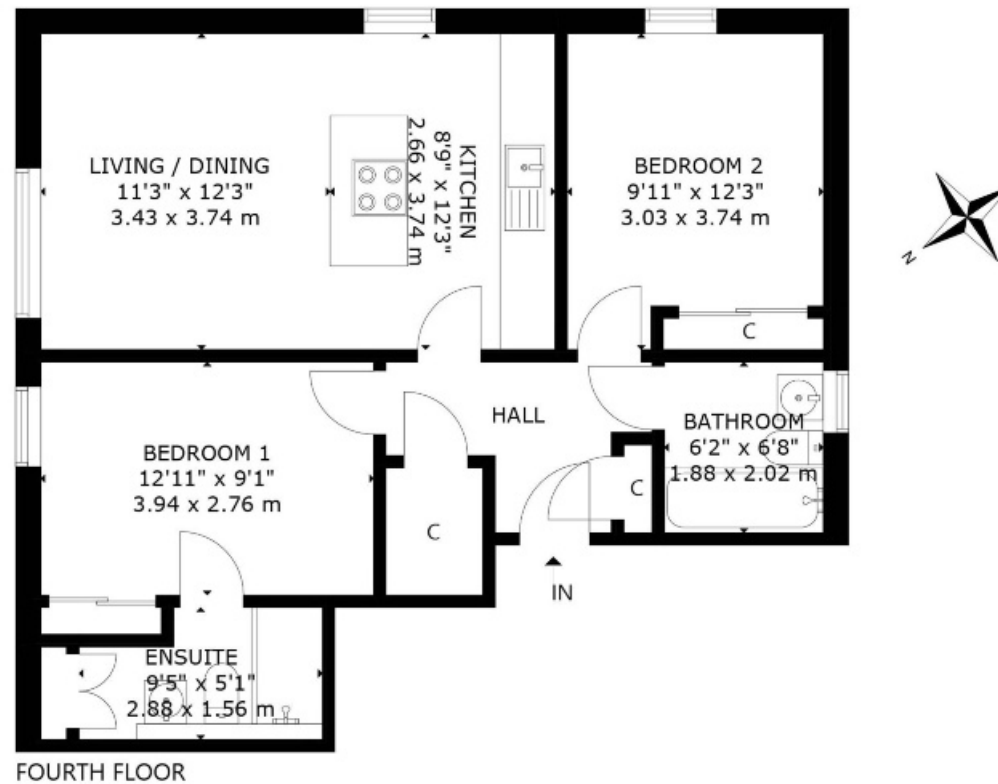
Viewing

By appointment with the Agent telephone 0131 229 3399.

Extras

The sale price includes all fitted carpets, blinds, curtains and white goods.





128/24 MCDONALD ROAD, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 731 SQ FT / 68 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Call us on **0131 229 3399** or
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