

# 47/8 McDonald Road

BELLEVUE, EDINBURGH, EH7 4LY



*One bedroom top floor tenement flat with an excellent position in the heart of sought after Bellvue*



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*“...property’s  
elevated  
position  
gives  
excellent  
views toward  
Arthur’s  
Seat...”*

McEwan Fraser is delighted to present this superb top floor one bedroom tenement flat to the market. The flat is offered to the market chain free and presented in good order but there is plenty of scope for an incoming purchaser to make their own mark on the property. The property’s elevated position gives excellent views toward Arthur’s Seat and the city centre. Further benefits include gas central heating, double glazing, a large communal garden and generous proportions throughout.

**entrance**

The internal accommodation is focused on an eye-catching lounge diner that enjoys exposed wooden flooring and a host of period features. With a beautiful fireplace as a focal point, there is plenty of space for a variety of different furniture configurations which could easily include a dining table. High ceilings and excellent natural light afforded by the property's elevated position make this a bright and engaging entertaining space. The bedroom offers a similar finish with high ceilings, exposed floorboards and plenty of period character. There is plenty of space for a larger style double bed and large free-standing wardrobes. The bedroom also gives access to an en-suite shower room. A central hallway gives access to a deep storage cupboard, WC and kitchen.

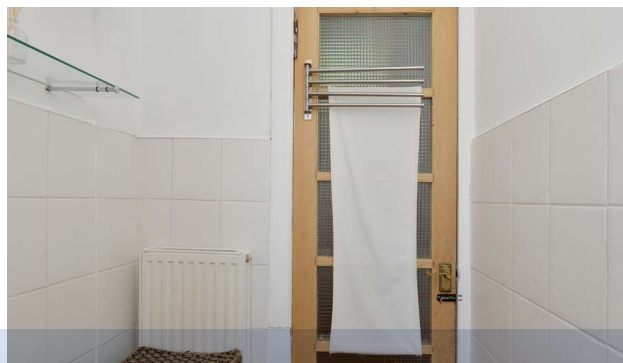


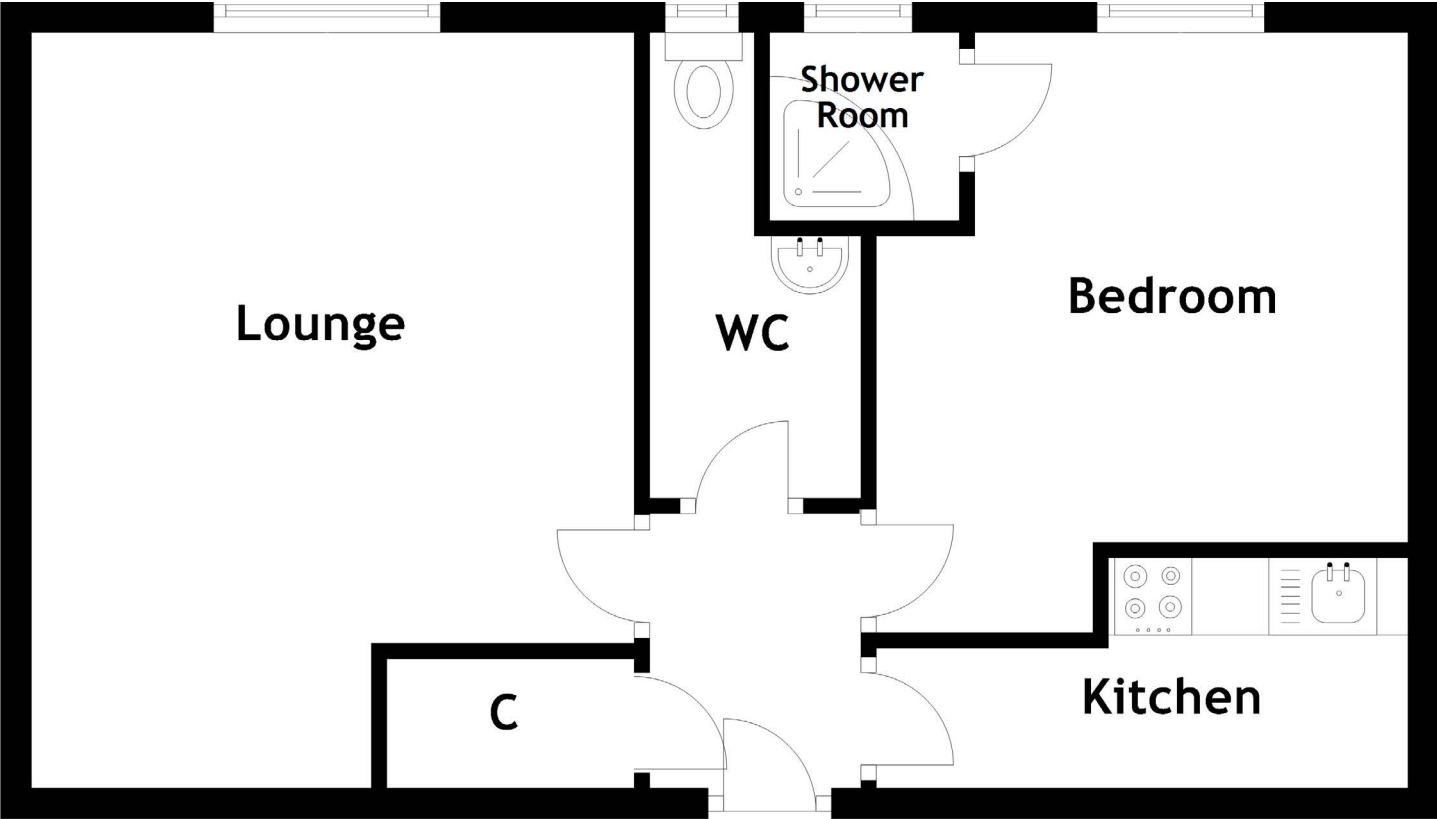




**kitchen**

# bedroom & wc





Approximate Dimensions  
(Taken from the widest point)

Lounge	4.90m (16'1" ) x 3.91m (12'10" )	Shower Room	1.23m (4' ) x 1.22m (4' )
Kitchen	3.86m (12'8" ) x 1.60m (5'3" )	Gross internal floor area (m²): 44m² EPC Rating: D	
Bedroom	3.45m (11'4" ) x 3.31m (10'10" )		
WC	3.02m (9'11" ) x 1.37m (4'6" )		







Externally, 47 McDonald Road is one of the traditional blonde sandstone tenement flats that Edinburgh is rightly famous for. The building has a well maintained and well used communal rear garden.



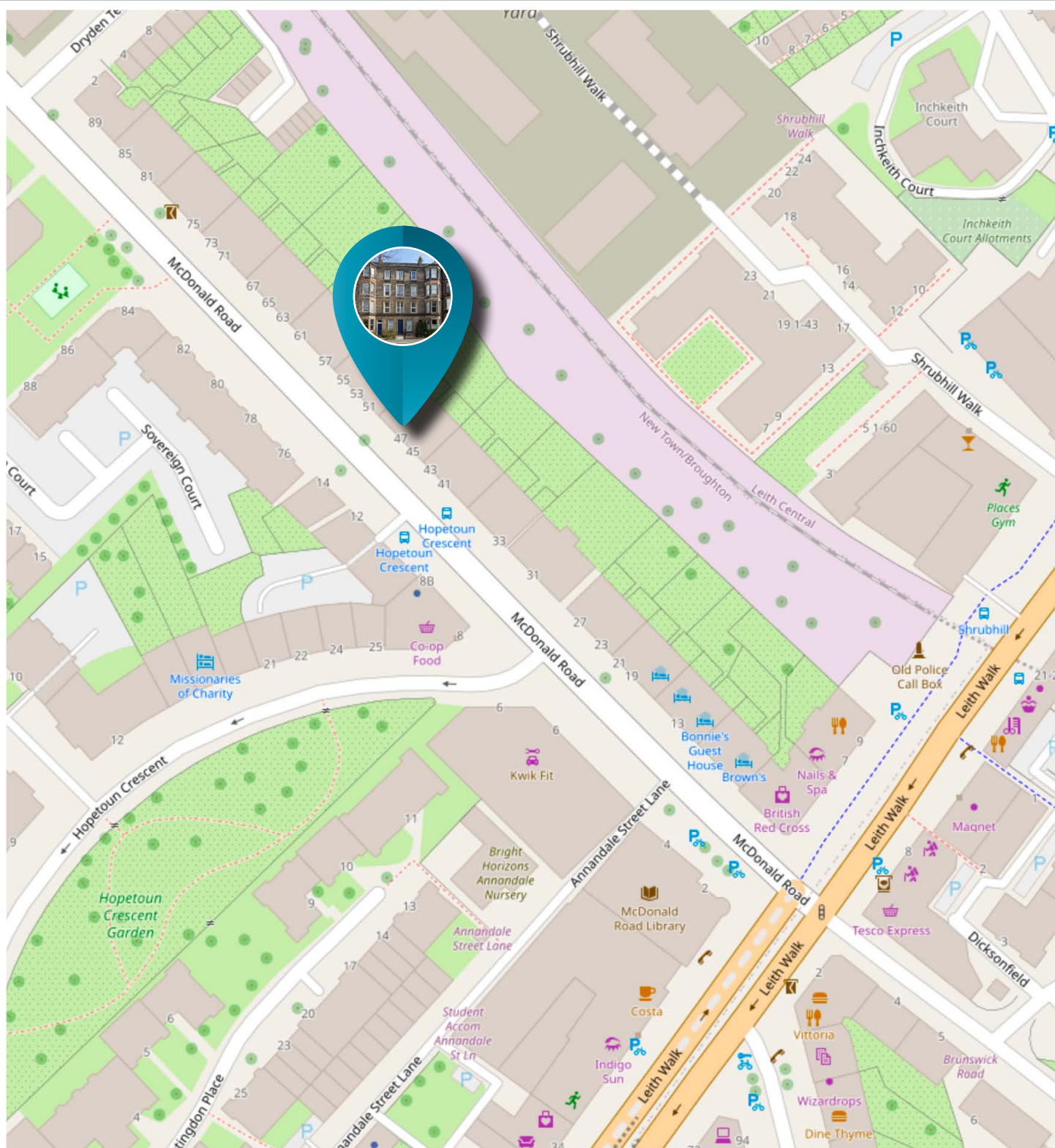
Bellevue is an exclusively residential district in the middle between Leith and the New Town, on its north-east flank, close to Canonmills. It consists of a wide variety of mainly Georgian style tenement properties, very similar to the architecture of the New Town, but interspersed with a variety of more modern properties. The placement of this property has fantastic access to walks, perfect for walking the dog or taking a break whilst working from home.

Needless to say, this is an exceptionally central location with the city centre quite literally on the doorstep. It is within 10 minutes walking distance of Princes Street and even closer to George Street, where there is every possible shopping facility, service and amenity. A 10-minute walk in the other direction takes you into the heart of the Leith, enjoying the stunning views of the Shore.

This is an amazing location, regarded as one of the best in Edinburgh for easy town centre access, main transport routes, shopping, eating out, walking and cycling.







# McEwan Fraser Legal

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