




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

84/1 McDonald Road

BELLEVUE, EDINBURGH, EH7 4NU

BELLEVUE EDINBURGH

EH7 4NU



Bellevue is an exclusively residential district on the fringe of 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.

Local shopping at Canonmills is first class with alternatives nearby at Broughton Street. Either of these locations provides a great deal more than normal daily requirements. Furthermore, within these districts are banking, building society and Post Office services.

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 for a more extensive shopping trip, 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 New Town. The new Edinburgh St. James Centre is anticipated to have its retail and leisure elements completed in 2020, and by 2021 will be fully complete with hotel and residential accommodation. It will be an inspiring, attractive and vibrant destination for people to live, shop, experience and play

For those who enjoy open air recreational facilities, it is only a 10 minute walk to Calton Hill. The Royal Botanic Gardens are also only a short walk away. Beyond that lies Inverleith Park. At Warriston the routes of old railway lines radiate out in a number of directions, providing almost country-like walks within the heart of the city. 5 minutes from the front door, down McDonald Road and across the street is access to the Water of Leith walkway to Stockbridge and Leith. Plus cycle access to the network of trails linking Leith to Barnton. Nearby Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

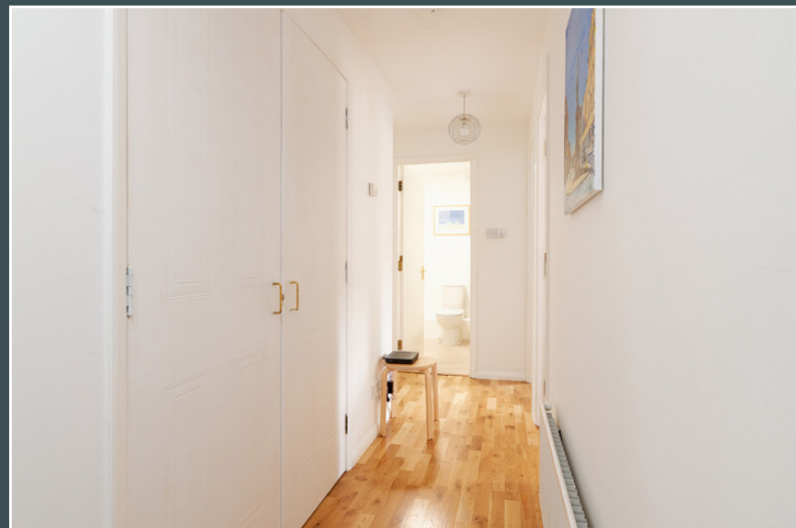
The property is only a short walk from the tram stop at York Place with trams running to the airport every ten minutes at peak times, and only 20 minutes from Waverley Train Station.

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.



84/1 MCDONALD ROAD

BELLEVUE, EDINBURGH, EH7 4NU



An excellent opportunity has arisen to acquire this highly desirable three bedroom ground-floor flat, making for an ideal city centre residence or buy-to-let investment, while being well located within the popular Bellevue area of Edinburgh. Viewing of this property is highly recommended.

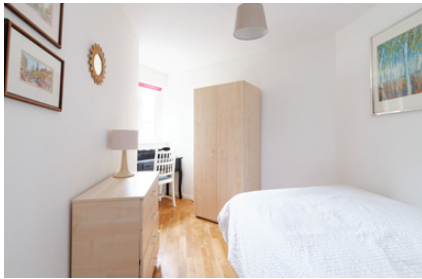
Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway with a double cloak cupboard and a compact storage cupboard, a bright and spacious lounge with bay window and a fully fitted, partially tiled kitchen/diner which benefits from an integrated 4 gas hob/oven, extractor hood and breakfast bar.

There are three double bedrooms, one of which has a built-in wardrobe and a three-piece, partially tiled bathroom with an over-head shower.

This property also benefits from secure door entry system, gas central heating, full double glazing and communal garden grounds surrounding the property, including a children's play park.

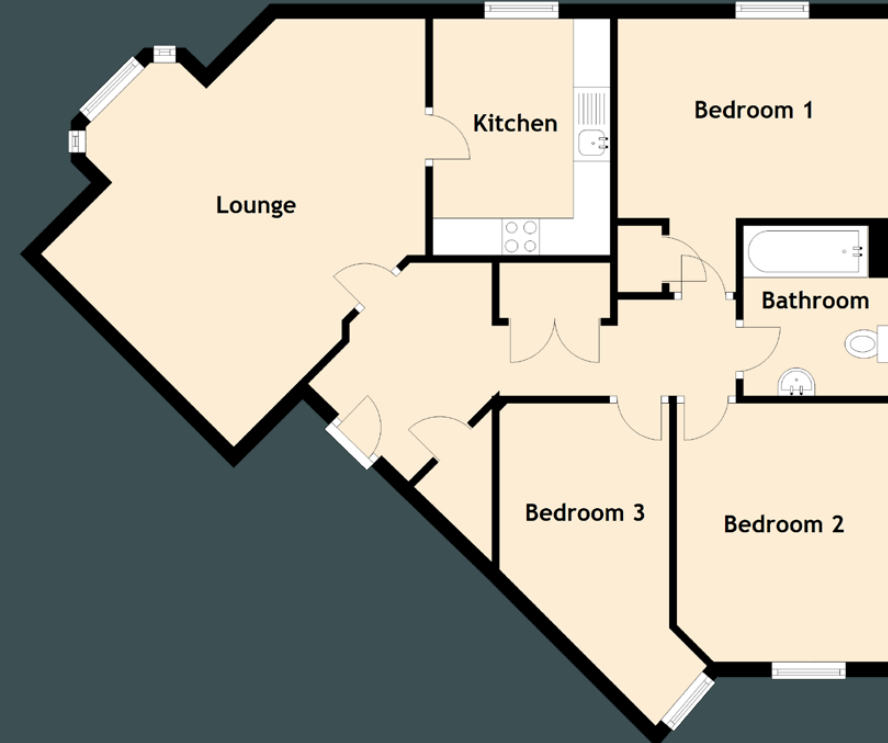
There are residents parking spaces to the rear of the property with 2 unallocated parking places that go with the flat, the 2 free passes can be obtained from the factor, while visitors can take full advantage of the on-street meter parking.





DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.21m (17'1") x 4.20m (13'9")
Kitchen	3.20m (10'6") x 2.40m (7'10")
Bedroom 1	3.70m (12'2") x 3.60m (11'10")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Bedroom 3	4.36m (14'4") x 2.30m (7'7")
Bathroom	2.30m (7'7") x 2.00m (6'7")

Gross internal floor area (m²): 79m² | EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

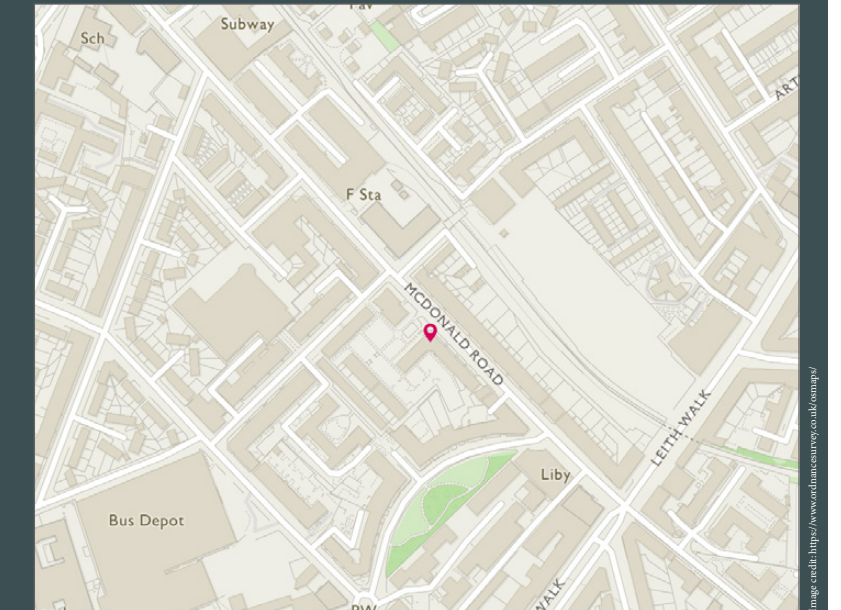


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
SEAN NICOL
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer