

47/5 McDonald Road

BELLEVUE, EDINBURGH, EH7 4LY



*Eye-catching one-bedroom tenement flat
presented to the market in excellent condition*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this eye-catching one-bedroom tenement flat to the market. The property is presented to the market in excellent condition, enjoys superb levels of natural light, and retains many original period features. Accommodation includes a stylish open-plan kitchen/living room, a large double bedroom, and a contemporary shower room. Further benefits include a communal garden, central heating with an electric boiler, and double glazing.

THE KITCHEN/LIVING ROOM



Internal accommodation is centred around the open-plan kitchen/living room which has been finished to an exacting standard. High ceilings, quality laminate flooring, neutral décor, and excellent levels of natural light help to create a charming living space.



To one end there is a fully fitted kitchen that enjoys a generous range of base and wall-mounted units that offer excellent storage space. The kitchen also has a range of integrated appliances including an induction hob, a fridge/freezer, an electric oven, and a microwave.





The bedroom is a well-appointed double that is neutrally decorated and retains a lovely original cornice. A clever partition has been used to create a large wardrobe and dressing area which allows the bedroom to have a wonderfully minimalist feel.

The accommodation is completed by a striking contemporary shower room that is partially tiled.

THE SHOWER ROOM



THE BEDROOM

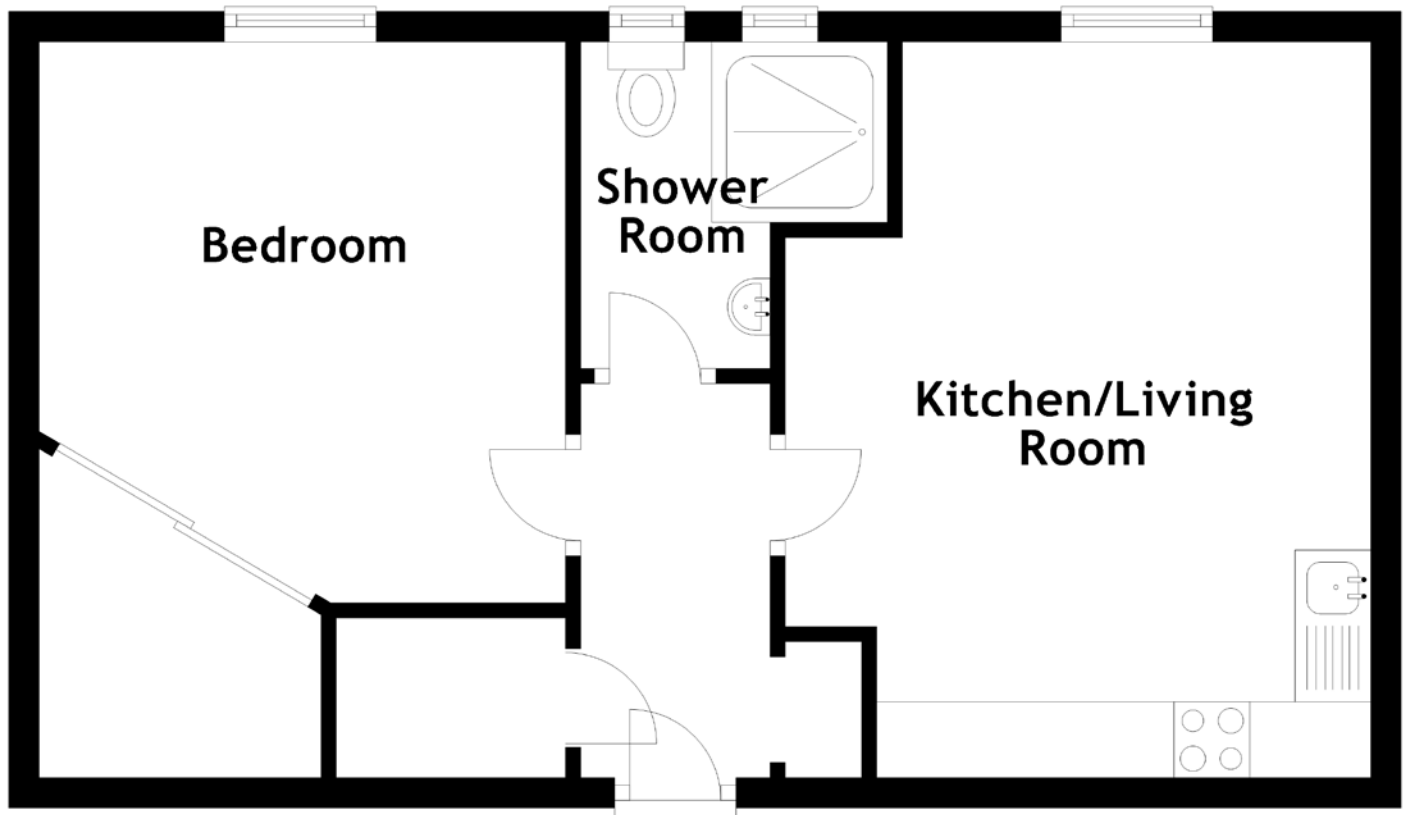


Viewing is essential to fully appreciate this beautiful flat.

EXTERNALS

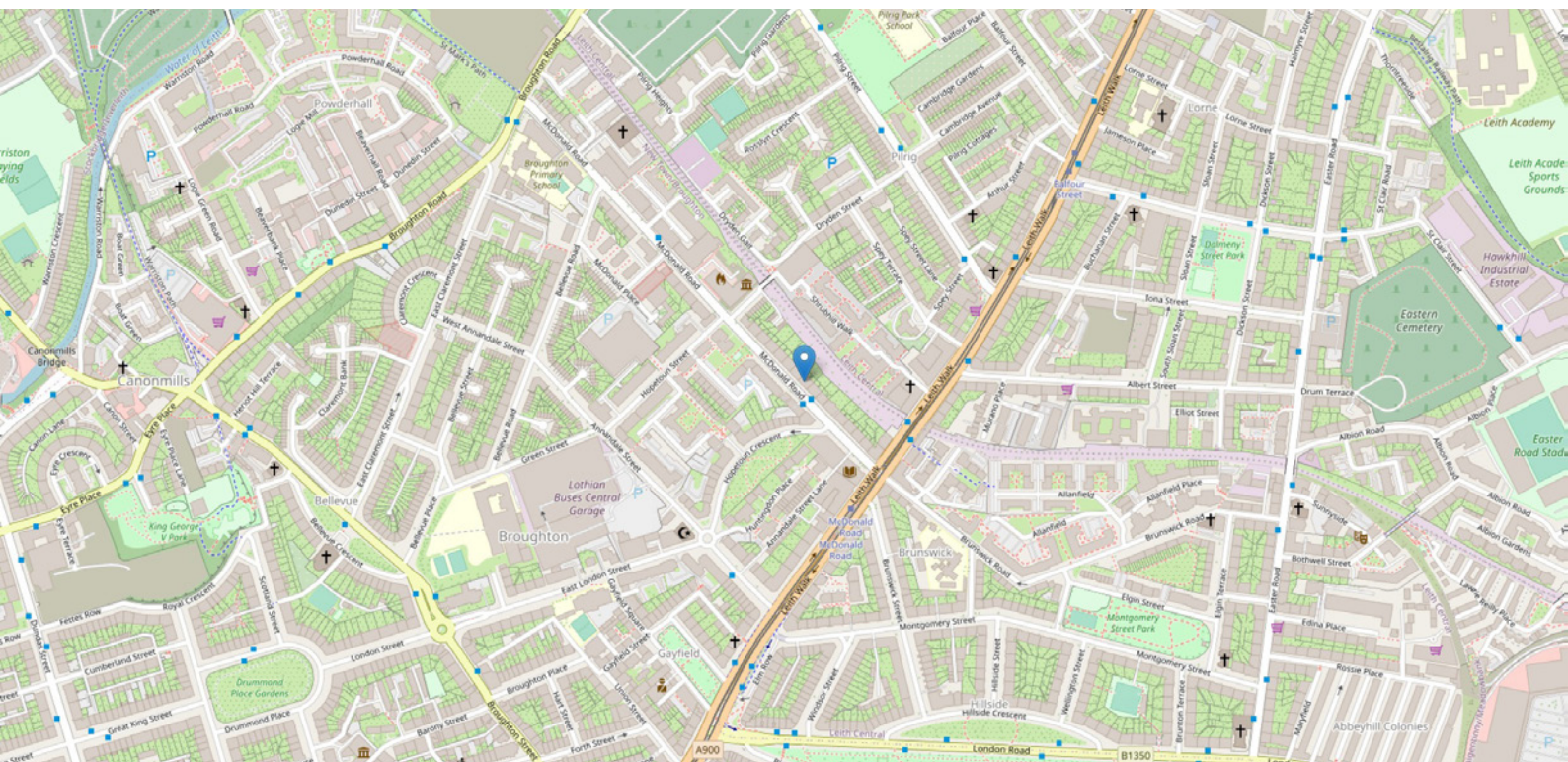


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room	4.85m (15'11") x 3.86m (12'8")	Gross internal floor area (m ²): 49m ² EPC Rating: E
Shower Room	2.15m (7'1") x 2.02m (6'8")	
Bedroom	3.70m (12'2") x 3.47m (11'5")	



THE LOCATION

Bellevue is an exclusive residential district in the middle between to the north east of Edinburgh's famous New Town. It consists of a wide variety of mainly Victorian style tenement properties interspersed with a variety of more modern developments. Local shopping on Leith Walk, Canonmills and Broughton Street is first class. These locations exceed day to day requirements and boast fantastic bars, delis, restaurants, a large Tesco and a range of other fantastic amenities.





Needless to say, this is an exceptional 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.

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. The property is only a short walk from the new tram service running along Leith Walk with trams running through city centre to the airport.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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