

# Flat 3, 3 O'Donnel Road

EDINBURGH, EH17 8ZN



## MODERN TWO-BEDROOM GROUND-FLOOR APARTMENT



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McEwan Fraser is delighted to present this modern two-bedroom ground-floor apartment to the market. The property is presented to the market in excellent internal condition and would make an ideal first-time buy or sound buy-to-let investment. Features include a separate kitchen, an en-suite master bedroom, gas central heating, double glazing, a secure entry system, a bike store, and residents' parking.



The accommodation is focused on a beautiful living room which is carpeted and neutrally decorated. There are excellent levels of natural light and plenty of space for a large corner sofa. The proportions will give a new owner plenty of flexibility to create their ideal entertaining space. The separate kitchen has a full range of base and wall-mounted units that offer plenty of prep and storage space. A gas hob and a double oven are integrated.

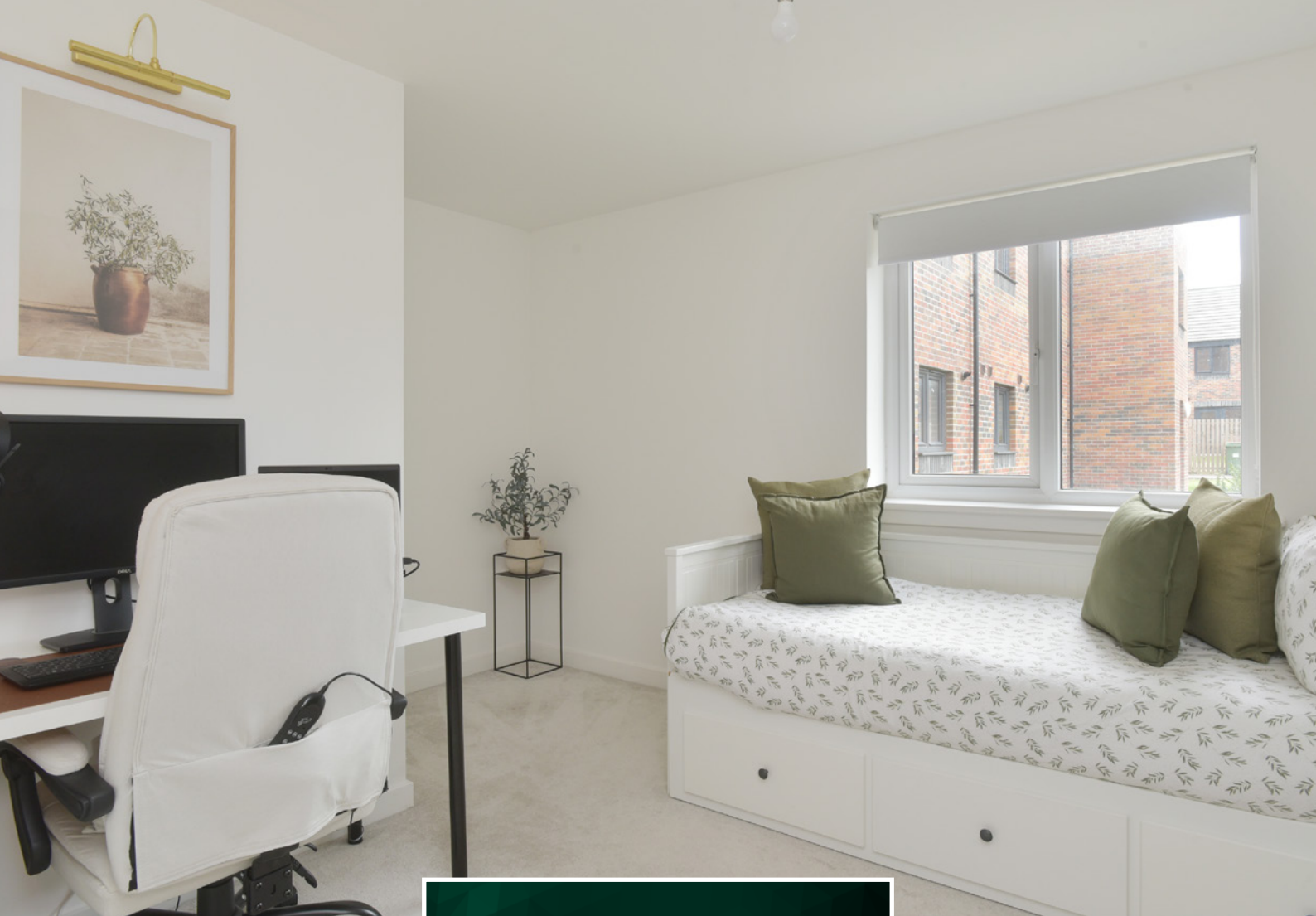




Bedroom one is a generous double with a triple integrated wardrobe and plenty of space for free-standing furniture. The attached en-suite shower room is partially tiled and finished with a white suite. Bedroom two is a further well-proportioned double bedroom. Internal accommodation is completed by the bathroom which is partially tiled and boasts a three-piece white suite.

Internal viewing is essentially to fully appreciate both the condition of the property and the proportions on offer.

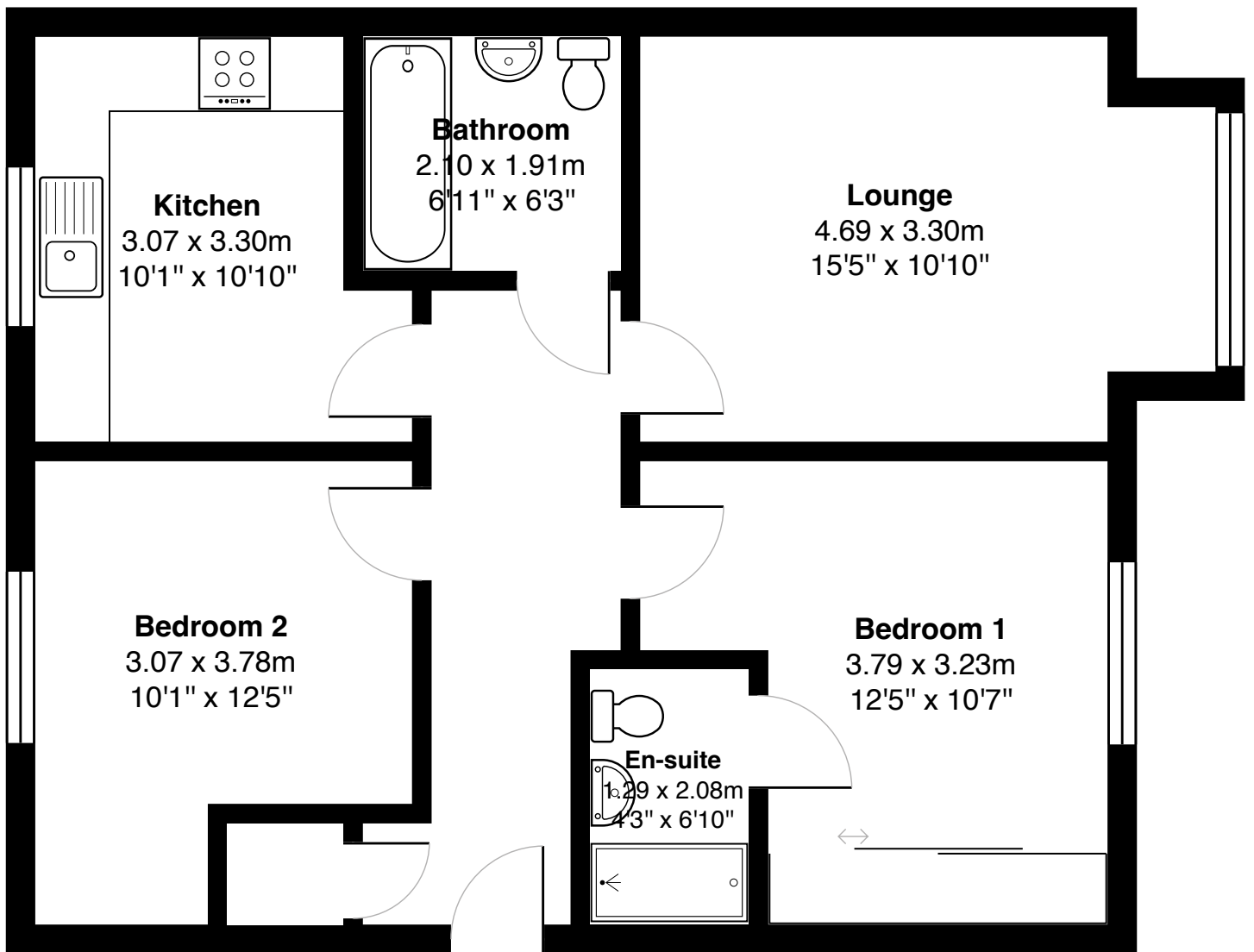




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>

EPC Rating: B



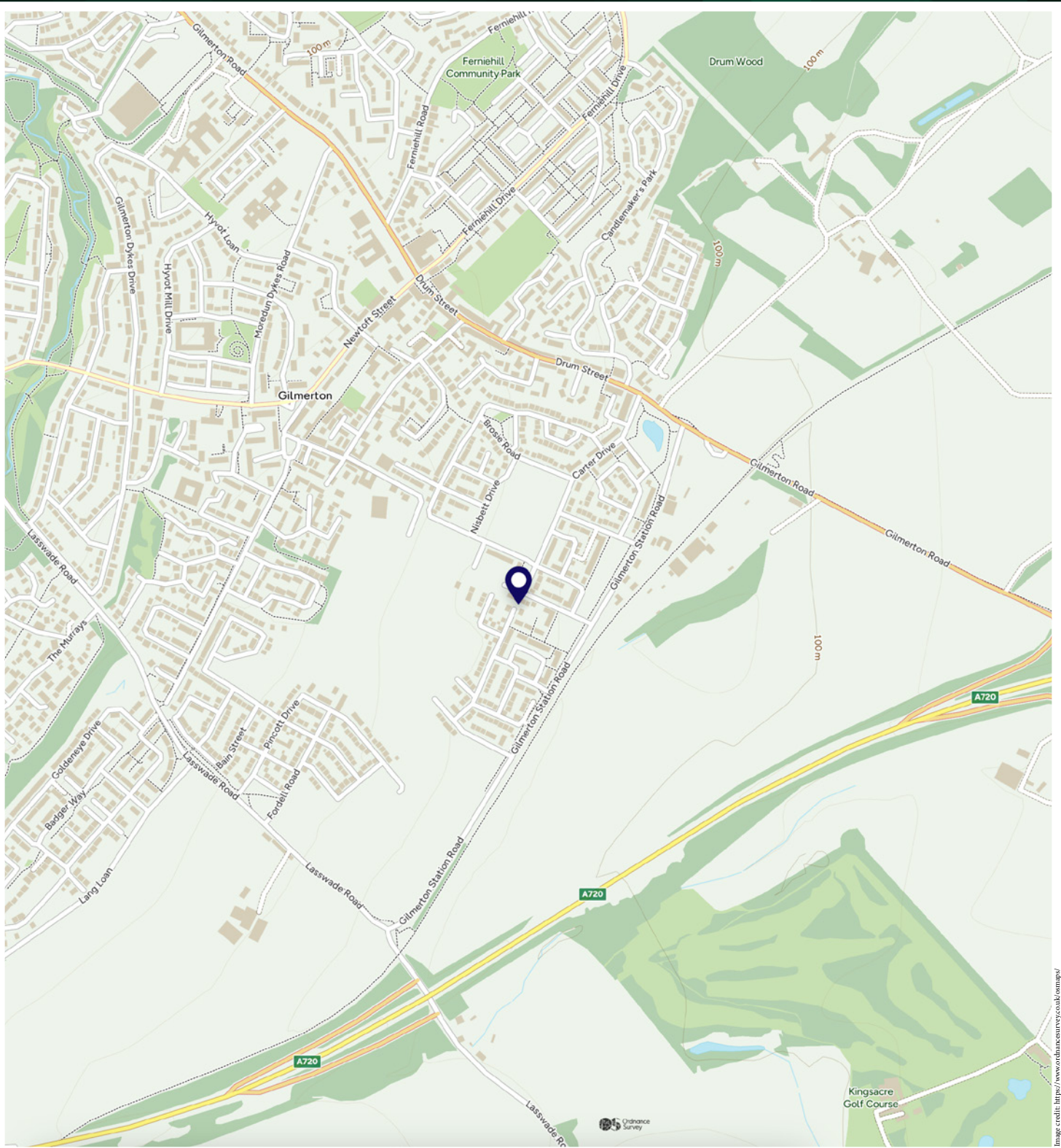


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The property is part of a modern development situated within the popular district of Gilmerton, which lies to the south of Edinburgh's City Centre, about a 10-minute drive to Edinburgh Royal Infirmary and Sick Kids Hospital. The area is well served by shops and services with Morrison's, Aldi, Lidl and Iceland all within easy reach. The Cameron Toll Shopping Centre and Straiton Retail Park are both just a short drive away offering a more extensive range of shopping requirements. It is also only a 15-minute drive to the Gyle Shopping Centre and Fort Kinnaird Shopping Centre. Good public transport services operate to and from the City Centre and surrounding areas with the City Bypass only a short drive away linking the main Scottish motorway network system with Livingston only a 20-minute drive away.

Recreational facilities in the area include the Gracemount Leisure Centre with a swimming pool, Hillend dry ski-slope with lovely walks available at the Hermitage and Braid Hills together with several golf courses. There are primary and secondary schools within easy reach and the property is also well placed for access to further educational facilities including Edinburgh's University King's Building campus, Heriot-Watt, Napier and Queen Margaret University.

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# McEwan Fraser Legal

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