

59/4 McDonald Road

LEITH, EDINBURGH, EH7 4NA



*McEwan Fraser Legal is delighted to present this
one-bedroom flat at 59/4 McDonald Road*



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McEwan Fraser Legal is delighted to present this one-bedroom flat at 59/4 McDonald Road, Leith, situated just off Leith Walk. The property is in walk-in condition and enjoys an exceptionally convenient location with immediate access to a wide range of amenities, transport links, and the city centre.

THE LIVING ROOM



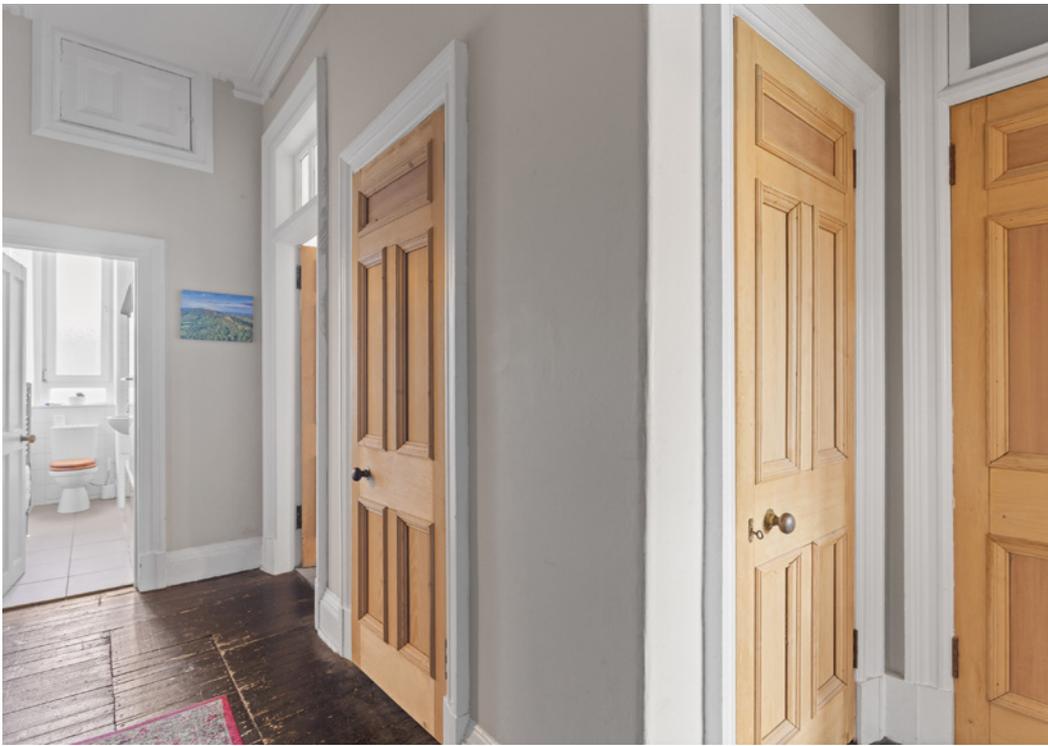
Inside, the property comprises a spacious lounge offering a comfortable living and dining area, ideal for both everyday living and entertaining.

THE KITCHEN



The fully equipped kitchen features a four-ring gas hob, fan oven, and generous floor space, further enhanced by a pantry and separate scullery, providing excellent storage and practicality.





The spacious hallway has two built-in cupboards, providing excellent storage on entry. There is a well-proportioned bedroom offering ample space for freestanding furniture and a box room, ideal for home working, additional storage, or occasional guest use. The bathroom is fitted with a three-piece suite.

THE BATHROOM



THE BEDROOM

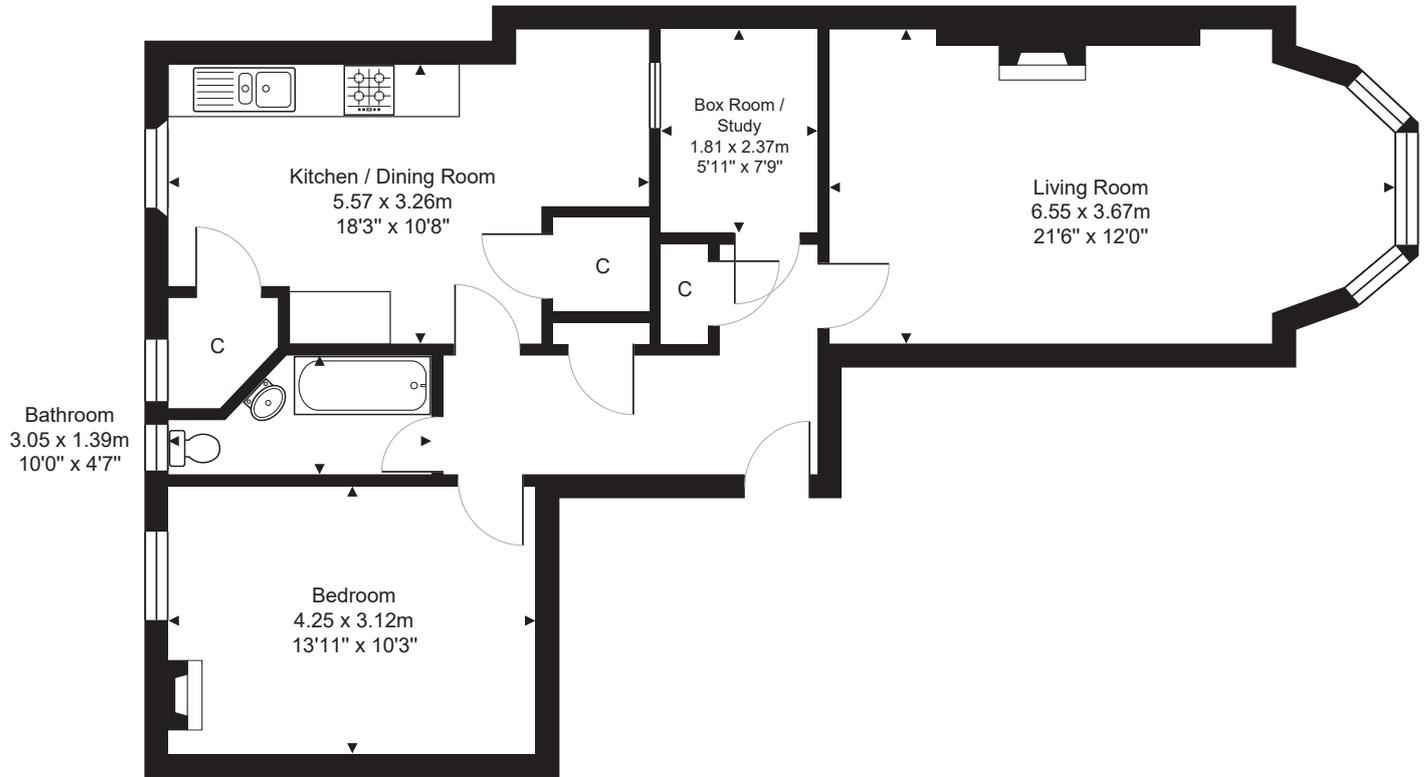


In addition, the property benefits from double-glazed windows throughout and a gas combi boiler, ensuring efficient heating and low running costs. This is a rare opportunity to acquire a centrally located flat in the heart of Leith, perfectly positioned for Leith Walk, tram connections, and everything this vibrant area has to offer.

EXTERNALS

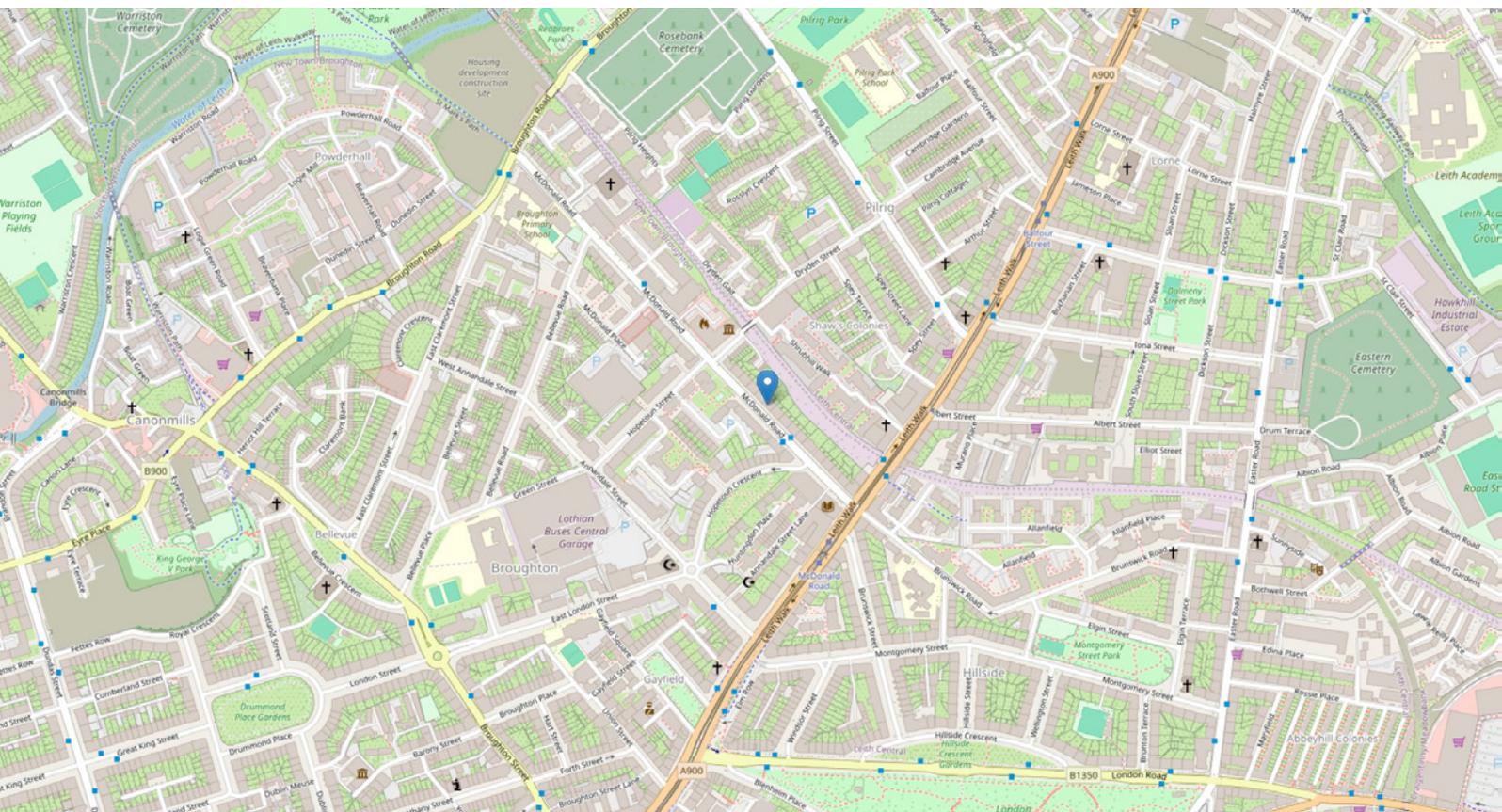


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 75m² | EPC Rating: C



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal, where further shops, restaurants and a cinema can be found. 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. In addition, Leith has its own amenities with several surgeries and a choice of dentists.





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. Leith also has its own Primary and Secondary schools, the Academy being a community high school.

From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city bypass.



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