

Flat 14, 128 McDonald Road

EDINBURGH, EH7 4QU



*SPACIOUS THIRD-FLOOR
TWO-BEDROOM APARTMENT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Part Exchange available! McEwan Fraser is delighted to present this spacious two-bedroom apartment to the market. The property is located on the third floor of Bellevue Apartments, a sought-after modern development. Its elevated position offers excellent views towards Edinburgh Castle and huge amounts of natural light. The property is presented in excellent internal condition and benefits from gas central heating, double glazing, a secure entry system, lift access, well-maintained communal grounds, and a bike store.

The accommodation is focused on a picture-perfect open-plan kitchen/living room. Naturally bright and boasting a dual aspect, the room is neutrally decorated and finished with laminate flooring. There is plenty of space for a large suite and supporting furniture. The kitchen has a range of base and wall-mounted units which are supported by an island unit with a breakfast bar. There is plenty of prep and storage space for the aspiring chef and a range of integrated appliances including an induction hob, electric oven, microwave, fridge freezer, and dishwasher.







Bedroom one is a spacious double bedroom with an integrated wardrobe and plenty of space for a full suite of supporting furniture. Bedroom one further benefits from a bright en-suite shower room which boasts a white suite and partial tiling. Bedroom two is also a well-proportioned double bedroom which is currently used as a home office.





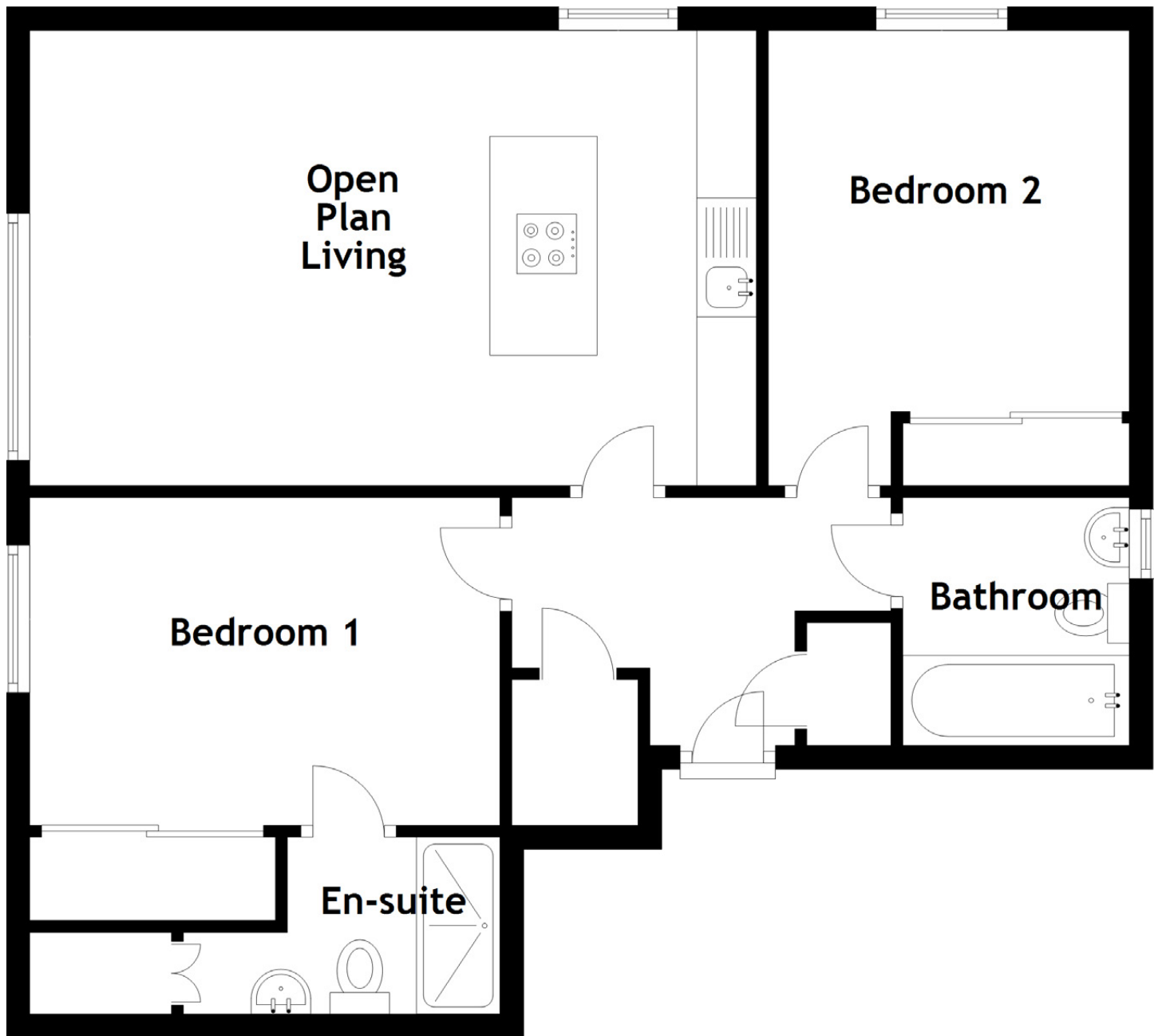
Bedroom 2





The accommodation is completed by the bathroom which is partially tiled and includes a three-piece white suite with a shower over the bath. With plenty of natural light, it is perfect for relaxing baths at the end of the day. Viewing of this property is highly recommended.





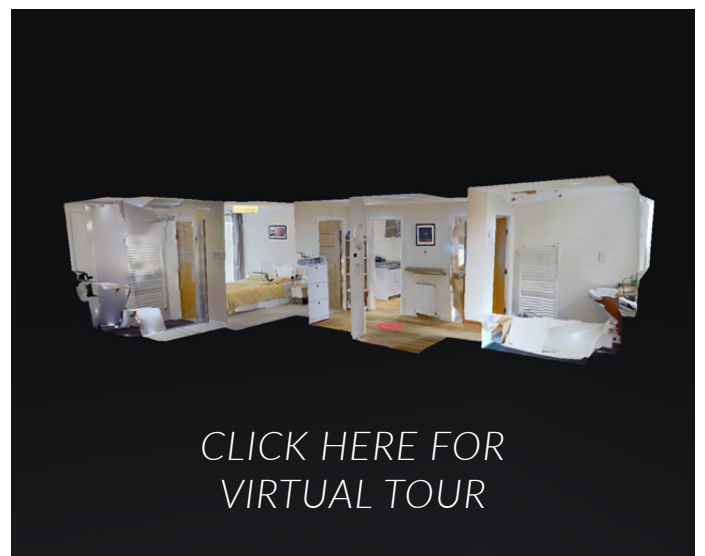
Approximate Dimensions

(Taken from the widest point)

Open Plan Living	6.10m (20') x 3.82m (12'6")
Bedroom 1	3.95m (12'11") x 2.75m (9')
Bedroom 2	3.88m (12'9") x 3.03m (9'11")
Bathroom	2.08m (6'10") x 1.90m (6'3")
En-suite	2.66m (8'9") x 1.49m (4'10")

Gross internal floor area (m²): 67m²

EPC Rating: B



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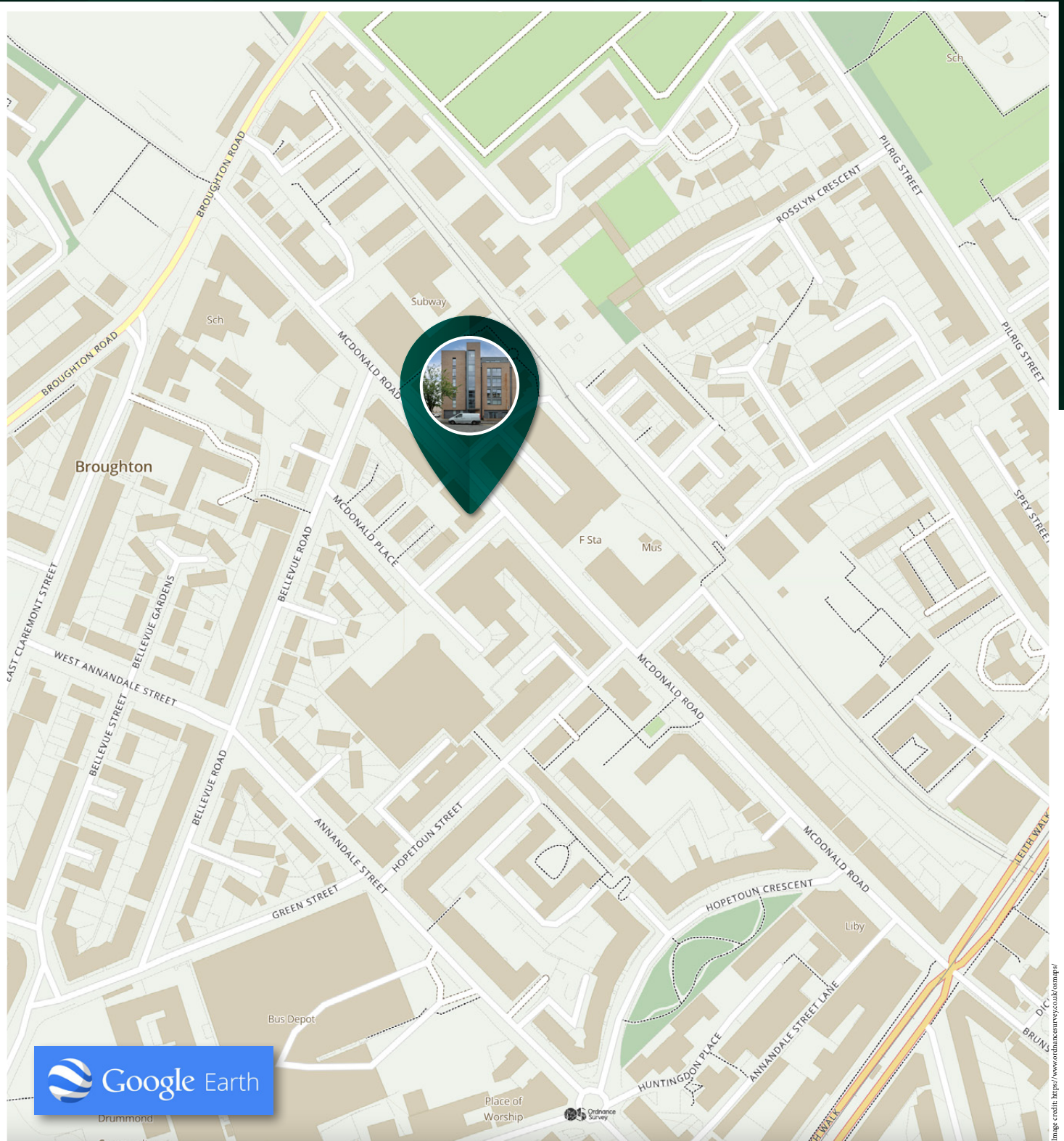


Bellevue is an exclusive residential district in the middle between to the north east of Edinburgh's famous New Town. It consists of a wide variety of mainly Victorian style tenement properties interspersed with a variety of more modern developments. Local shopping on Leith Walk, Canonmills and Broughton 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 a short walk into the city centre, with the option of using one of the many and frequent bus or tram services that use this route. 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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Exchange
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THE SUNDAY TIMES
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Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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