

9F McDonald Place

EDINBURGH, EH7 4NH



*STUNNING, MODERN, TWO DOUBLE BEDROOM,
UPPER VILLA WHICH IS VERY CENTRALLY LOCATED*



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McEwan Fraser Legal are delighted to offer to the market this stunning, modern, two double bedroom, upper villa which is very centrally located with the added advantage of a private front garden.

The accommodation comprises an entrance hallway with a modern WC and utility cupboard with a washer/dryer machine, a bright and spacious open plan lounge/kitchen/diner with all integrated appliances which include; induction hob, oven, microwave, fridge, freezer and dishwasher, this room also benefits from a Juliet balcony. Upstairs there are two excellent sized double bedrooms both with fitted wardrobes, the master bedroom benefits from an en-suite shower room. The family bathroom completes the accommodation and is fitted with a three-piece suite and a shower over the bath.

There is double glazing, gas central heating and hot water from a combi boiler. Private front garden. Resident permit parking.

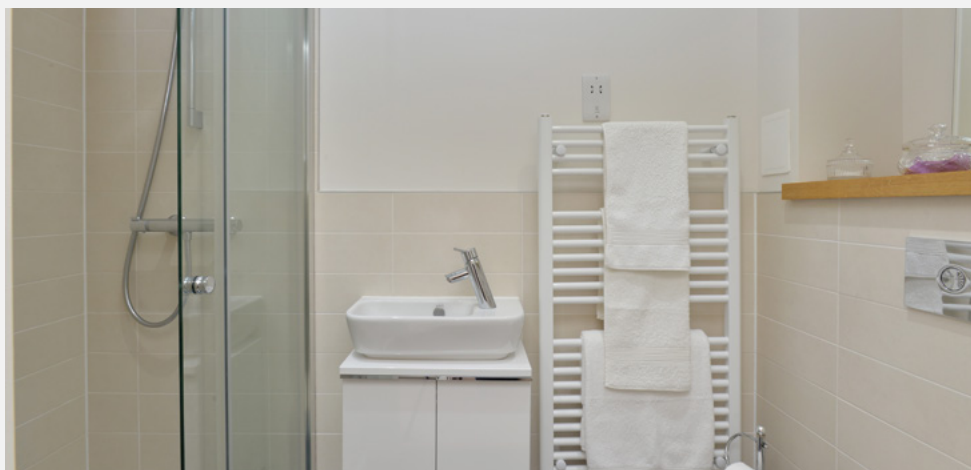
Lounge Area



Kitchen Area



Master & En-Suite





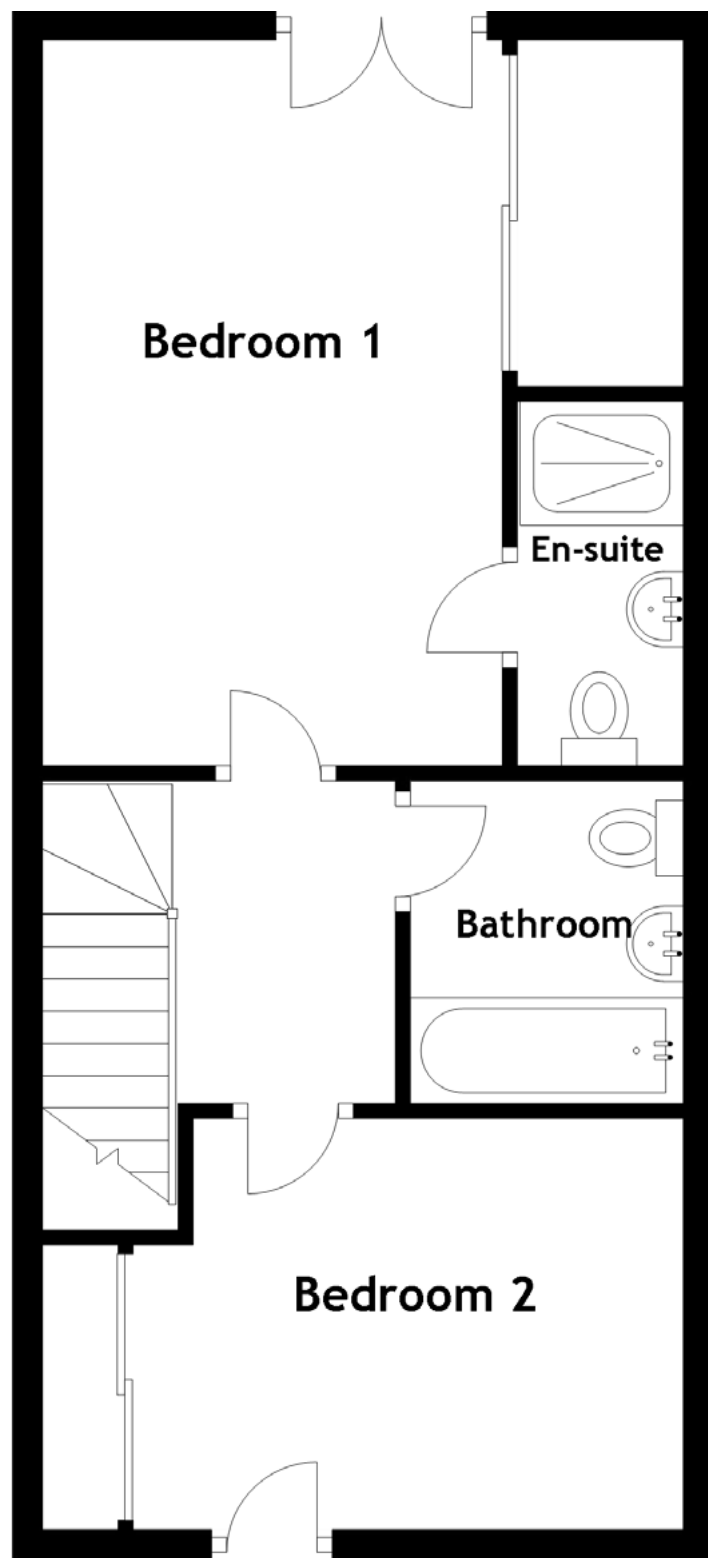
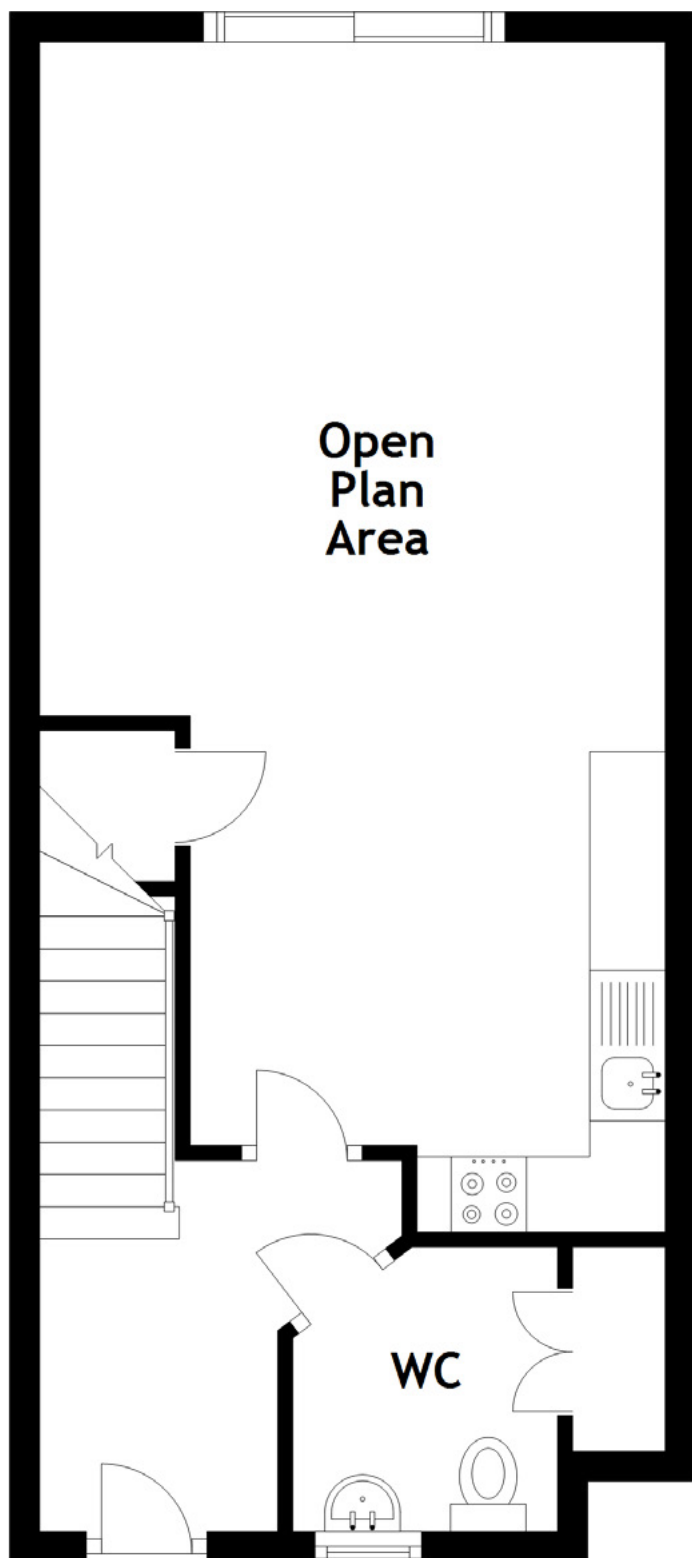
Bathroom & WC





Bedroom 2





Approximate Dimensions
(Taken from the widest point)

Open Plan Area	7.90m (25'11") x 4.15m (13'7")	WC	1.89m (6'2") x 1.76m (5'9")
Bedroom 1	4.82m (15'10") x 3.05m (10')	Gross internal floor area (m ²): 84m ² EPC Rating: B	
Bedroom 2	3.52m (11'7") x 2.73m (8'11")		
Bathroom	2.14m (7') x 1.81m (5'11")		
En-suite	2.42m (7'11") x 1.10m (3'7")		

Floor Plan



The Garden





Bellevue is an exclusively residential district on the fringe of the New Town on its North East flank, close to Canonmills and Leith Walk. It comprises 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.

Whilst enjoying a degree of seclusion and privacy within this pocket of Edinburgh, the property is superbly positioned within a short stroll of the shops and amenities upon Leith Walk, where coffee houses, restaurants and delicatessens can be found. The property is also close to Carlton Hill, which has one of the most photographed views of Edinburgh's cityscape.

McDonald Place is a quiet street located off McDonald Road. The property enjoys outstanding close proximity to all that the inspiring Capital has to offer. Award-winning restaurants, trendy bistros, independent retailers, art galleries, theatres, traditional pubs and designer outlets, including Harvey Nichols, are all on your doorstep.

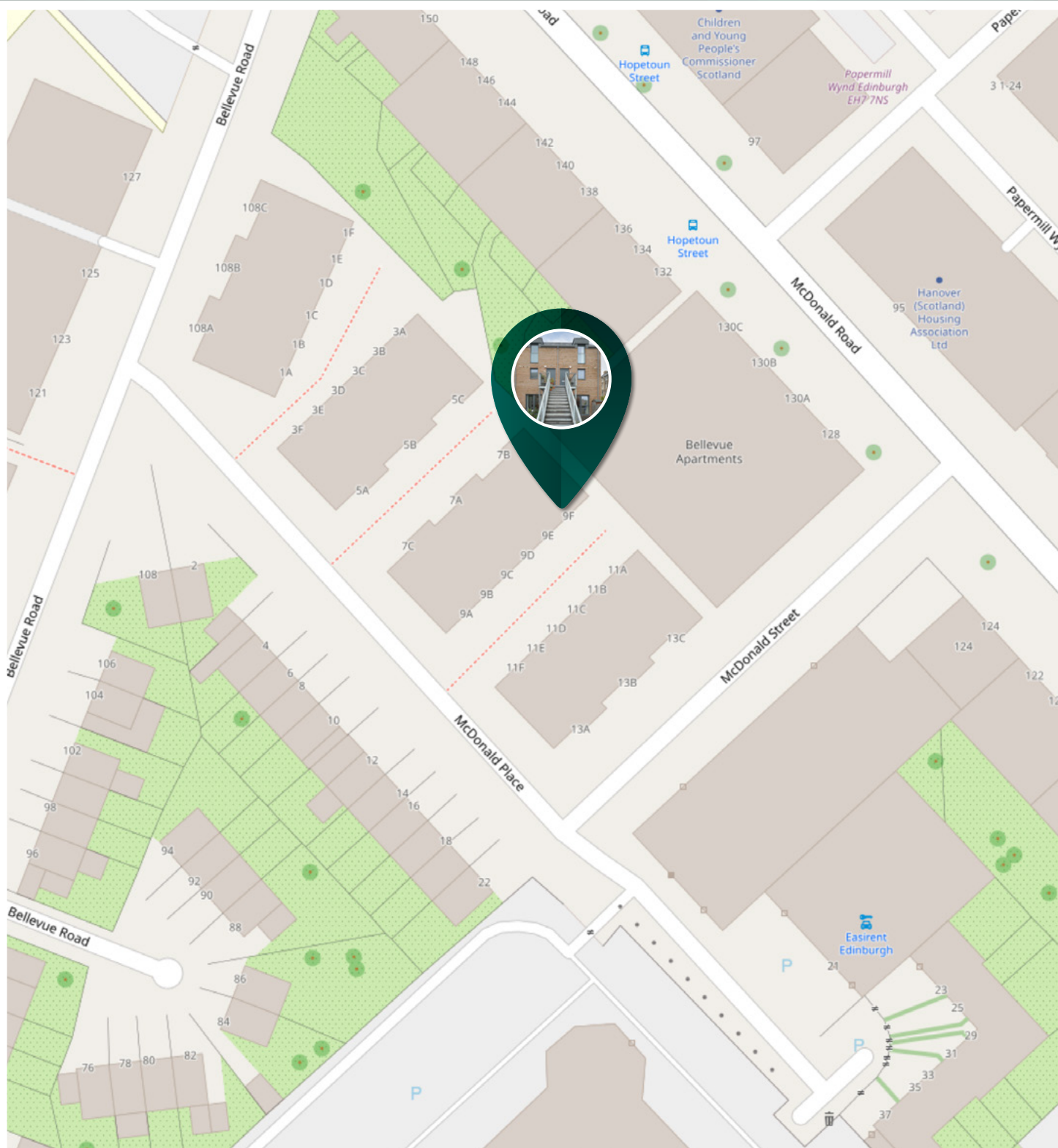
The Location



If you take a short walk from the property you will find yourself at the top of Leith Walk, next to the famous Playhouse Theatre. Leith walk has access to a huge number of bus services, and is only five minutes from Waverly Train Station, making it suitable for a variety of potential buyers. With a fantastic train service getting one to London is less than four hours and thirty minutes, this will soon be under four hours with the new Hitachi trains.

The property is also situated within close proximity to the tram terminus at Picardy place providing quick and convenient travel to Edinburgh Airport. There are also a wide range of fantastic restaurants including the award winning 'Gardener's Cottage' nestled within Royal Terrace Gardens and the Manna House Bakery and Patisserie. The Omni Centre, which houses a fabulous cinema complex sits beside the stunning 'The Glasshouse' Hotel and the award-winning new St. James Quarter all of which are only minutes walk from the property.

The Location



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THE SUNDAY TIMES
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Text and description
JUDY SHIELDS
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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