

1 McDonald Street

BELLEVUE, EDINBURGH, EH7 4QT



*Bright and Spacious Two Bedroom Maindoor Flat in
Edinburgh's Highly Sought After Area of Bellevue*



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McEwan Fraser Legal is delighted to present this two-bedroom spacious main door flat with a private outdoor area.

THE LOUNGE/KITCHEN



Inside, the property comprises:

- Spacious living area which has various possibilities in its furniture arrangements and offers direct access into the private outdoor area.
- Fully equipped kitchen which is situated in the large open plan living area. The kitchen is finished to an excellent standard and is modern in its finish with integrated appliances.





- The flat has two bathrooms, the master of which has en suite facilities and the family bathroom. Both of which are very modern and finished to an excellent standard.
- The property has two spacious bedrooms of which the master is large and spacious with access to private en suite facilities and built-in storage space. Bedroom two is a well-proportioned double room.

THE BATHROOM



BEDROOM 1



BEDROOM 2

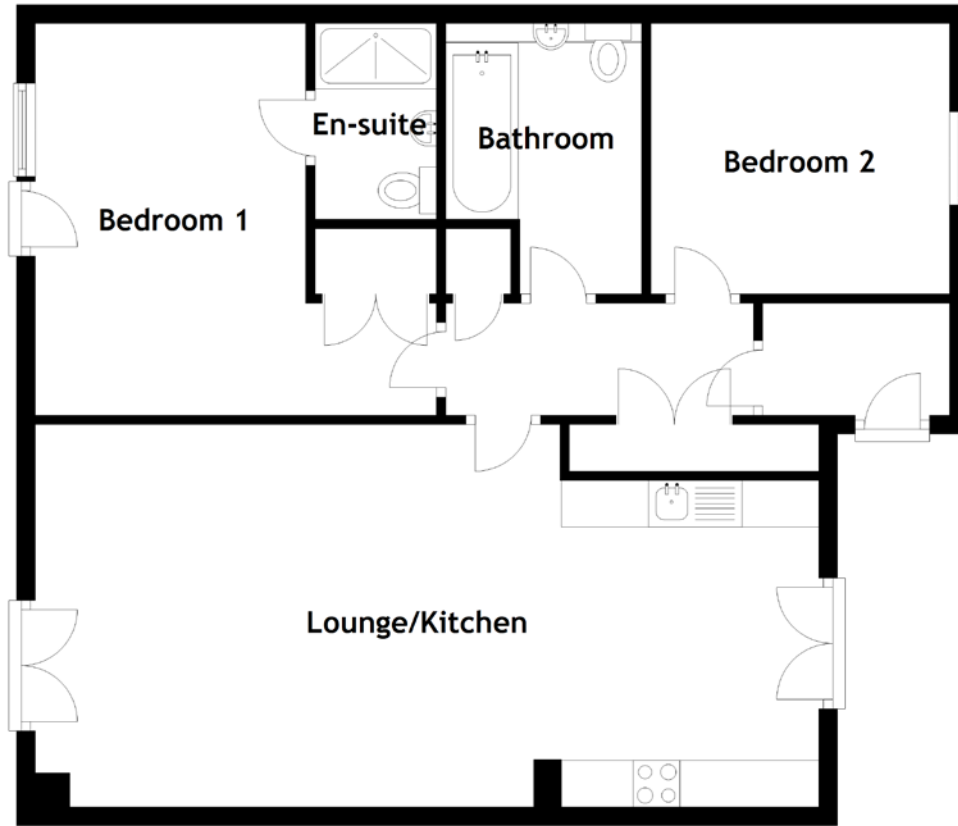


In addition, the property includes on-street residents permit parking and benefits from gas central heating and full double glazing making for a warm home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

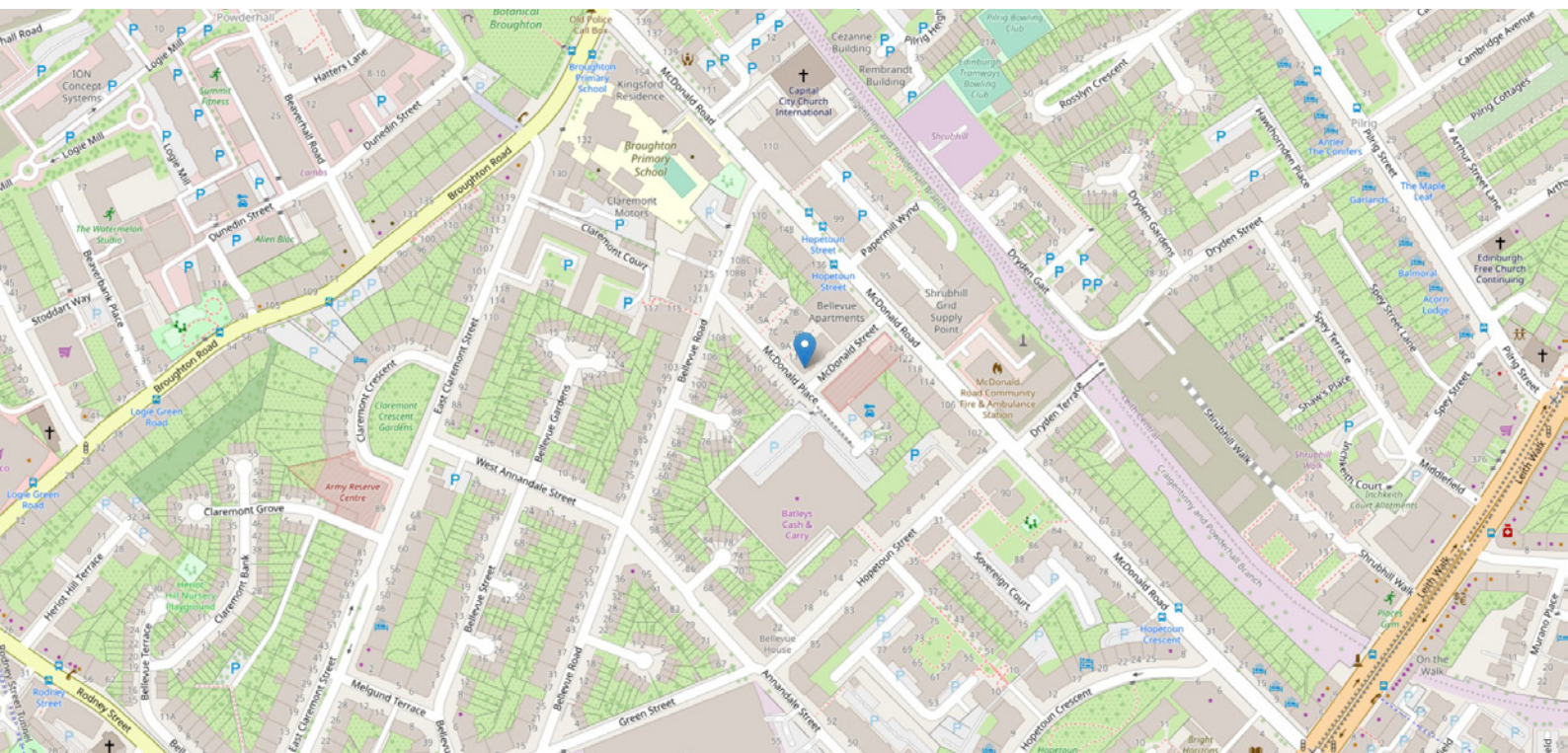


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen 8.40m (27'7") x 4.10m (13'5")
Bedroom 1 4.30m (14'1") x 4.20m (13'9")

En-suite 2.10m (6'11") x 1.30m (4'3")
Bedroom 2 3.20m (10'6") x 2.70m (8'10")
Bathroom 2.90m (9'6") x 2.10m (6'11")

Gross internal floor area (m²): 78m² | EPC Rating: B



THE LOCATION

Bellevue is an exclusively residential district on the fringe of the New Town on its north east flank, close to Canonmills. In the main, 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. Needless to say, this is an exceptionally central location which, for the energetic, is within walking distance of Princes Street. There will also be a new tram stop at McDonald Road offering direct access to the town and airport.





Local shopping at Canonmills is first class with alternatives, equally nearby, at Broughton Street. Either of these locations are well able to provide a great deal more than normal daily requirements. Furthermore, within these districts are banking, building society and post office services. However, the city centre is quite literally on the doorstep and it would be a simple matter to travel into the heart for a more extensive shopping trip, where there is every possible shopping facility, service and amenity.

For those who enjoy open air recreational facilities, the Royal Botanic Gardens is only a short walk away. Beyond that lies Inverleith Park. At Warriston the routes of old railway lines radiate out in a number of directions, providing almost country-like walks within the heart of the city. Throughout the city centre, but more especially around Lothian Road and the West End, is a wide variety of formal entertainment facilities. At Lothian Road is the Usher Hall, a variety of theatres and cinemas, all manner of bars and restaurants, indoor sports facilities and health clubs.



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