

59/8 McDonald Road

BELLEVUE, EDINBURGH, EH7 4NA



ATTRACTIVE ONE-BEDROOM
TOP-FLOOR FLAT



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Part Exchange available! McEwan Fraser is delighted to present this attractive one-bedroom top-floor flat to the market. The property is presented to the market in excellent condition, enjoys superb levels of natural light, and retains many original period features.

Internally the property has a spacious living room, a separate kitchen, a generous double bedroom with an en-suite shower room, and a main bathroom. Further benefits include a communal garden, gas central heating, and double glazing.

Internally the accommodation is centred around an inviting living room that boasts high ceilings, neutral décor, exposed wooden floorboards, and a host of period features including an ornate cornice, traditional high skirting boards, and an Edinburgh press. Although the fireplace creates a natural focal point, there is plenty of space for different furniture arrangements, including a dining table, giving plenty of flexibility for the new owner to create their ideal entertaining space.







The separate kitchen is a clever use of space and includes a range of contemporary base and wall-mounted units that include an integrated gas hob, electric oven, and fridge. There is also space for a free-standing washing machine and extra shelving.





The bedroom is a well-appointed double with plenty of space for a large frame bed and a range of free-standing bedroom furniture. A door to one side leads to an en-suite shower room with a power shower.





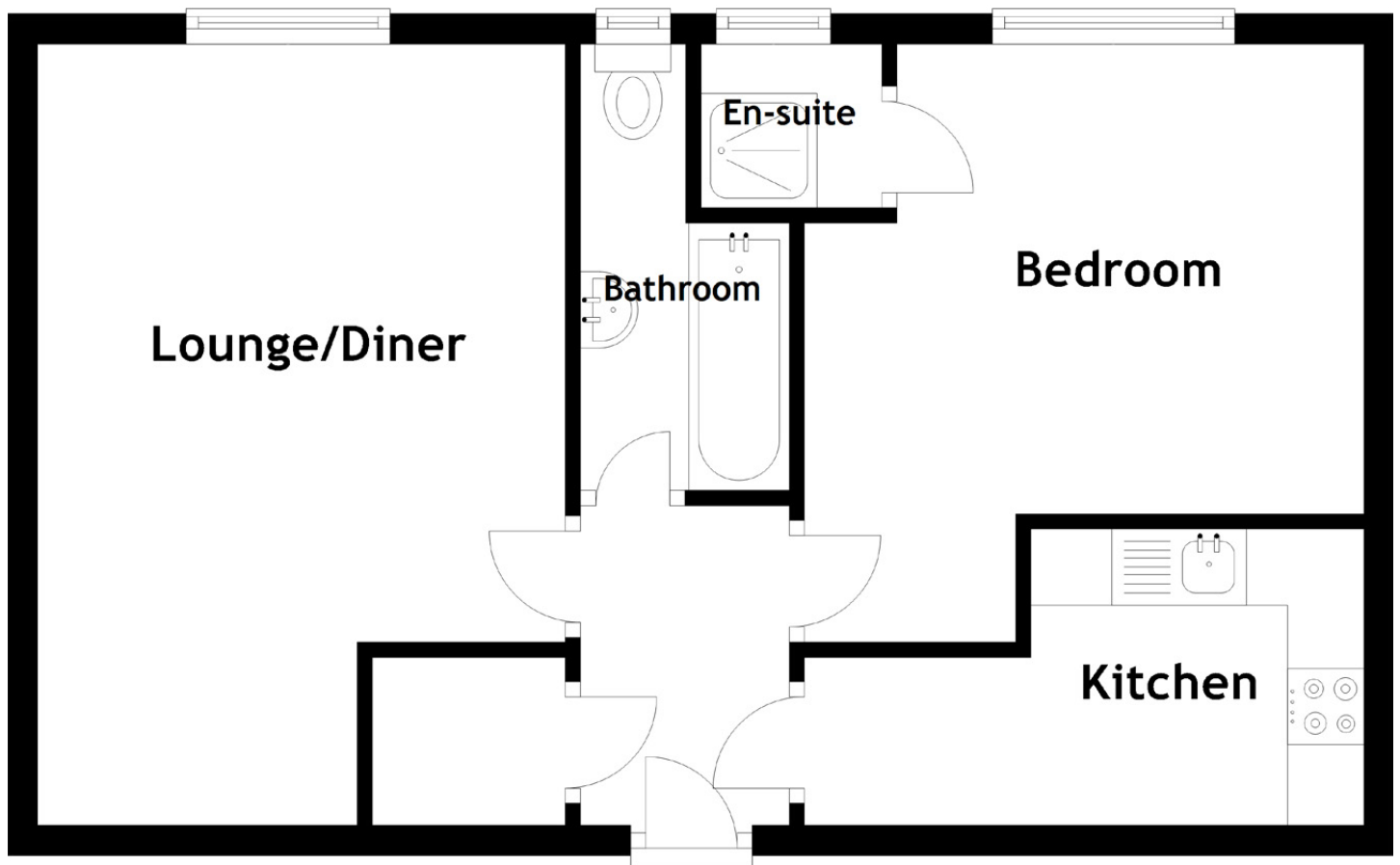


The accommodation is completed by the bathroom which is partially tiled and includes a three-piece white suite. There is an additional storage cupboard above the bathroom where the cold water tank was originally located.





PROPERTY VIEW



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner 5.13m (16'10") x 3.47m (11'5")
Kitchen 3.68m (12'1") x 1.95m (6'5")
Bedroom 3.93m (12'11") x 3.68m (12'1")
Bathroom 2.93m (9'7") x 1.37m (4'6")

En-suite 1.19m (3'11") x 1.08m (3'6")
Gross internal floor area (m²): 46m²
EPC Rating: C

Floor Plan



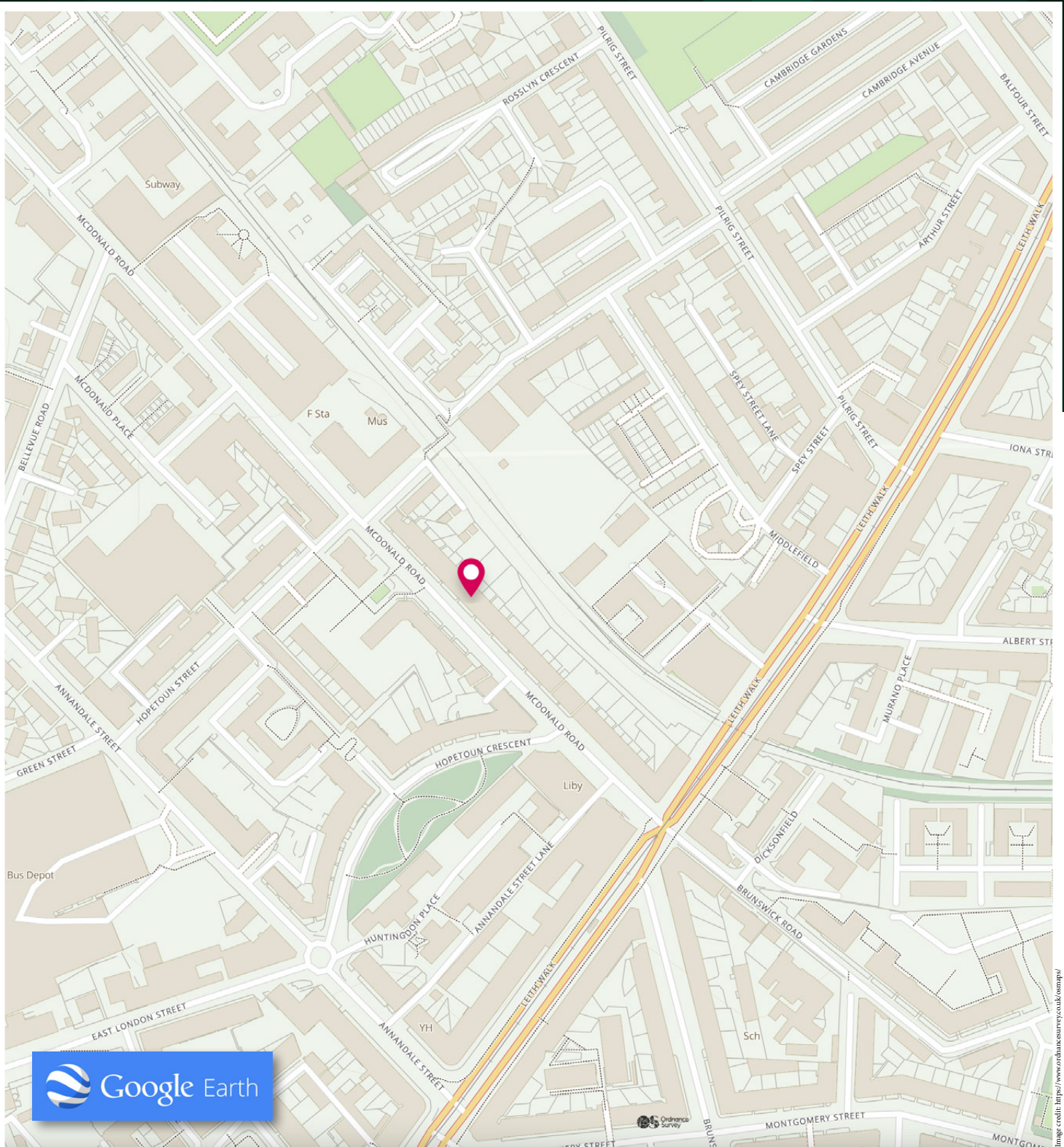


Bellevue is an exclusive residential district in the middle between to the north east of Edinburgh's famous New Town. It consists of a wide variety of mainly Victorian style tenement properties interspersed with a variety of more modern developments. Local shopping on Leith Walk, Canonmills and Broughton 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 within 10 minutes walking distance of Princes Street and even closer to George Street, where there is every possible shopping facility, service and amenity. 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 tram stop at York Place (new stops will be available on Leith Walk once the works are completed) with trams running to the airport every ten minutes at peak times, and only 20 minutes from Waverley Train Station.

The Location



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