

Flat 7, 41 Mcdonald Road

BELLEVUE, EDINBURGH, EH7 4LY



Stunning, spacious one-bedroom tenement flat, with box room, enjoys a preferred top floor position with excellent levels of natural light'



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McEwan Fraser is delighted to present this spacious one-bedroom tenement flat which is offered to the market chain free. The property enjoys a preferred top floor position with excellent levels of natural light and is presented to the market in very good order throughout. Internally, the property boasts a large living room with a bay window, generous double bedroom, dining kitchen, bathroom and very large box room. Further benefits include integrated storage, double glazing, gas central heating with a brand new boiler which is A rated and comes with a 5 year warranty, and a communal rear garden. Flats of this layout can be readily adapted to two double bedrooms if desired and subject to local authority consent.

THE LIVING ROOM



Accommodation is focused on the spacious living room with high ceilings and traditional features such as ornate coving, exposed wooden flooring which has recently been newly sanded and high skirting boards. While a feature fireplace creates a natural focal point, the space on offer gives plenty of flexibility for a variety of different furniture configurations. This will allow the new owner plenty of scope to create their ideal entertaining space. Immediately adjacent to the living room you will find an extended box room which gets natural light from the kitchen. The box room is much larger than average for this style of flat and is currently dressed as a guest bedroom but would also make a superb home office.

THE BOX ROOM



THE KITCHEN/DINER



The dining kitchen overlooks the communal rear garden. The kitchen has recently been extensively refurbished and comprises a generous range of base and wall mounted units topped with new wooden worksurfaces. There is ample prep and storage space alongside an integrated gas hob, electric oven and fridge freezer. Space is provided for freestanding appliances including a brand new dishwasher with 12 month warranty. A large larder gives additional storage and the kitchen has new flooring throughout.





A generous double bedroom also overlooks the rear of the flat. There is ample space for a full suite of free-standing bedroom furniture and the woolen carpets are brand new.

The accommodation is completed by the bathroom which enjoys a contemporary finish, brand new flooring, and includes a three-piece white suite plus a separate free-standing shower cubicle. The new shower is A rated and comes with a 12 months warranty.

THE BATHROOM



THE BEDROOM



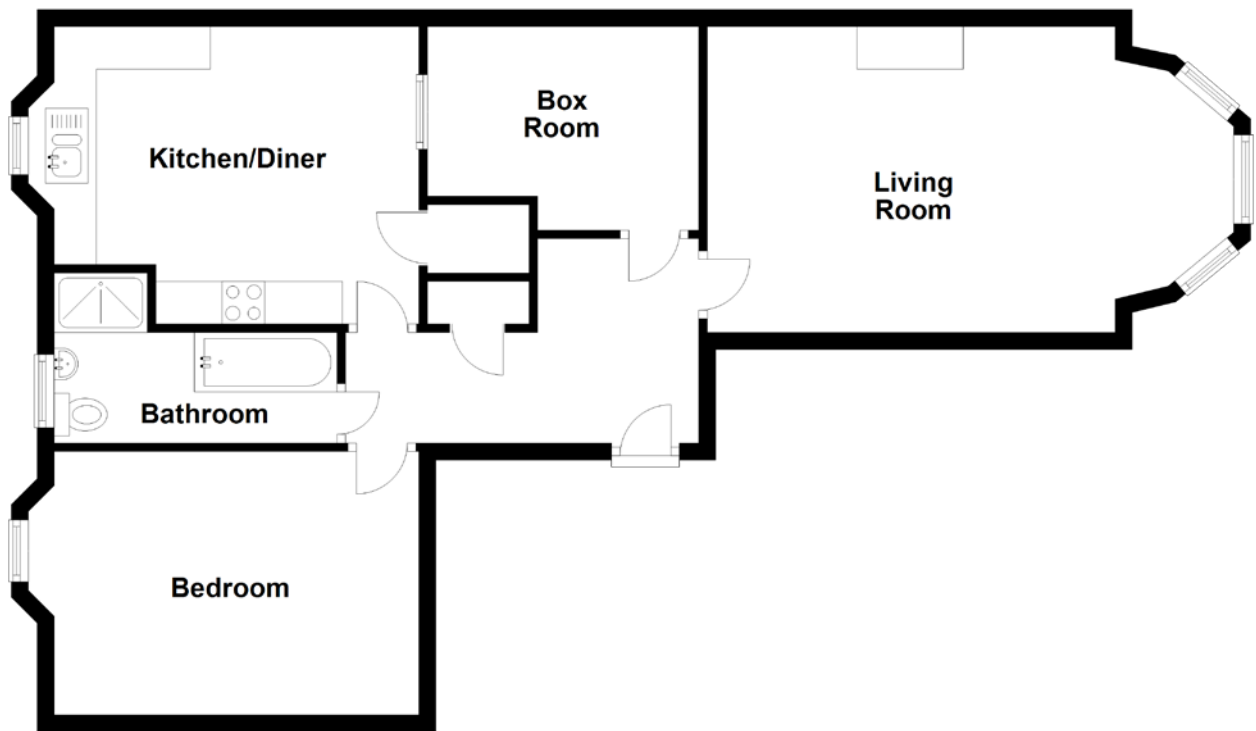
Externally, McDonald Road has plenty of residents permit parking and excellent links into Edinburgh city centre.

Viewing is highly recommended to appreciate both the proportions and the quality on offer within the property.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

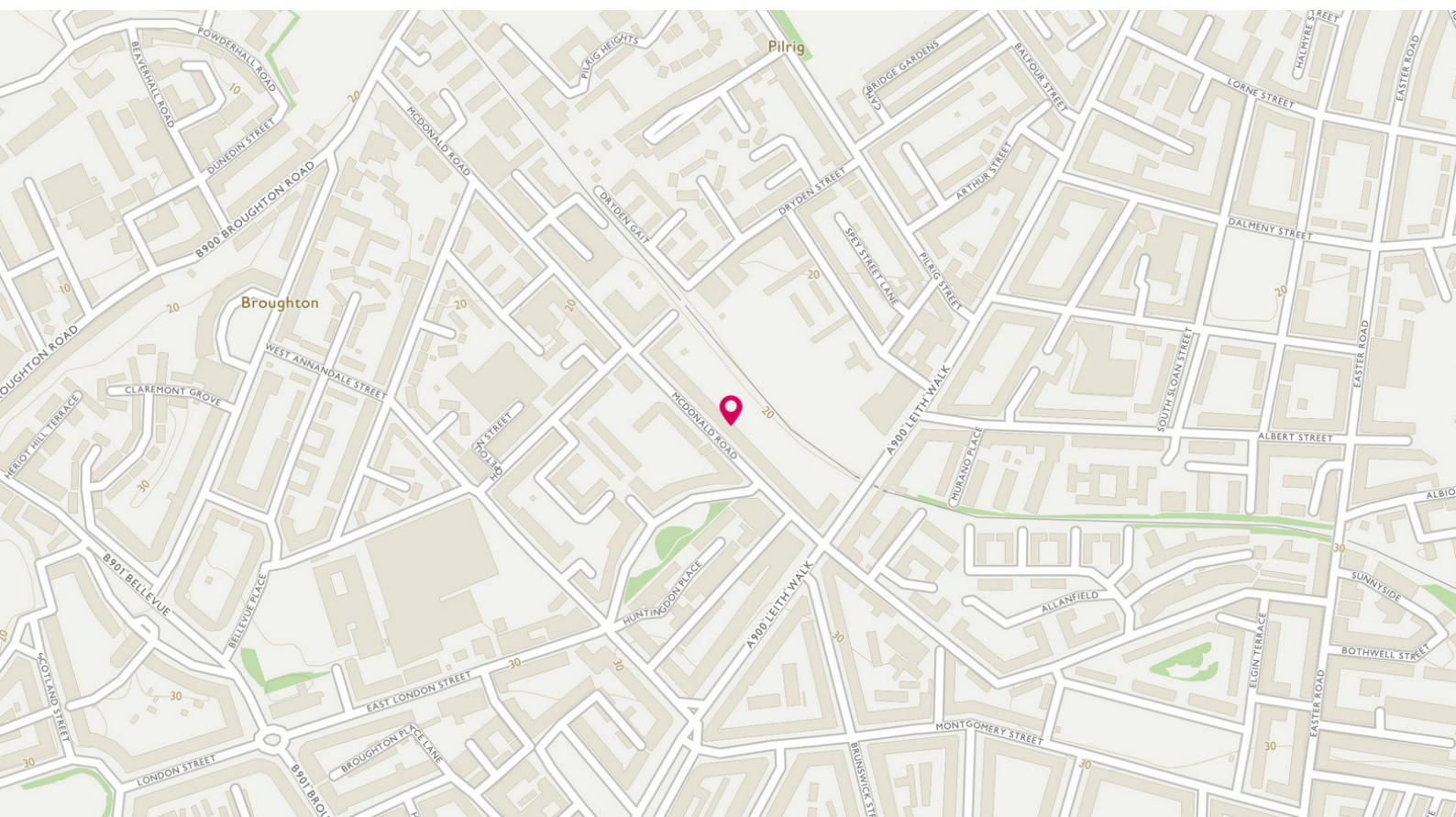


Approximate Dimensions (Taken from the widest point)

Living Room	6.20m (20'4") x 3.60m (11'10")
Box Room	3.20m (10'6") x 2.40m (7'10")
Kitchen/Diner	4.30m (14'1") x 3.50m (11'6")

Bedroom	4.60m (15'1") x 3.10m (10'2")
Bathroom	3.50m (11'6") x 2.00m (6'7")

Gross internal floor area (m²): 78m²
EPC Rating: D



THE LOCATION

Bellevue is an exclusively residential district in the middle between Leith and the New Town, on its north-east flank, close to Canonmills. It consists of 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. The placement of this property has fantastic access to walks, perfect for walking the dog or taking a break whilst working from home.





Local shopping at Canonmills is first class with alternatives nearby at Broughton Street. Either of these locations provides a great deal more than normal daily requirements. Furthermore, within these districts are banking, building society and Post Office services.

Needless to say, this is an exceptionally 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. 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. 5 minutes from the front door, down McDonald Road and across the street is access to the Water of Leith walkway to Stockbridge and Leith. Plus cycle access to the network of trails linking Leith to Barnton. Nearby 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. 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.



The property is only a short walk from the tram stop at York Place with trams running to the airport every ten minutes at peak times, and only 20 minutes from Waverley Train Station.

This is an amazing location, regarded as one of the best in Edinburgh for easy town centre access, main transport routes, shopping, eating out, walking and cycling.


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