

# COULTERS<sup>®</sup>

128/7 McDonald Road, Leith,  
Edinburgh  
EH7 4QU



Enviably located in the heart of cosmopolitan Leith, this stylish two-bedroom, two-bathroom first-floor apartment boasts desirable contemporary open-plan living space, a high standard of presentation and an impeccable finish throughout, and is accompanied by a privately-owned parking space.

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The property comprises:

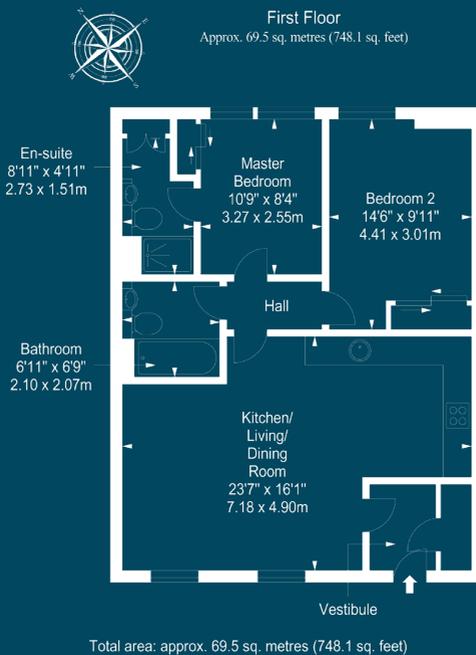
- Stylish, modern first-floor apartment
- Striking modern development
- Vibrant, cosmopolitan district
- High-end finish and presentation
- Secure video entry system and lift
- Inviting entrance vestibule with storage
- Open-plan kitchen/living/dining room
- Well-proportioned master bedroom
- Chic en-suite shower room
- One further generous double bedroom
- Good-sized, three-piece bathroom
- Privately-owned parking space
- Access to a shared bike store
- Double glazing and gas central heating

Extras: Included in the sale are all fitted floor coverings, fitted window coverings, light fittings, integrated kitchen appliances.



## Leith

Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre, which hosts a wide range of high street stores, as well as family restaurants, a 24-hour gym and a multiplex cinema. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the Shore: a fashionable waterfront with an array of pubs and restaurants, including award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. Edinburgh city centre is easily accessible, day and night, by bus and there is also a direct bus link to the Edinburgh Airport. The area's school catchment area covers early years, primary and secondary education.



## WELCOME HOME <sup>©</sup>

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### Terms & Conditions

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.