

3 McDonald Street, Leith, Edinburgh, EH7 4QT





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### Description

Within easy walking distance of the city centre and a superb range of amenities on Leith Walk, is this delightful main door apartment with private terraces. Forming part of a modern development, set on a quiet residential street, the property would make the perfect home for young professionals or those seeking to downsize.

### Features

- Stylish modern decor and flooring
- High specification fitted kitchen featuring a full complement of integrated appliances
- Well-appointed modern bathrooms with 'Villeroy and Boch' sanitary ware
- Solid oak doors and Kahrs' engineered oak flooring in the public rooms
- UPVC double glazing and gas central heating ensure year-round comfort and efficiency
- Externally, the property enjoys a paved rear terrace with a similar terrace to the front, and ample on-street permit parking

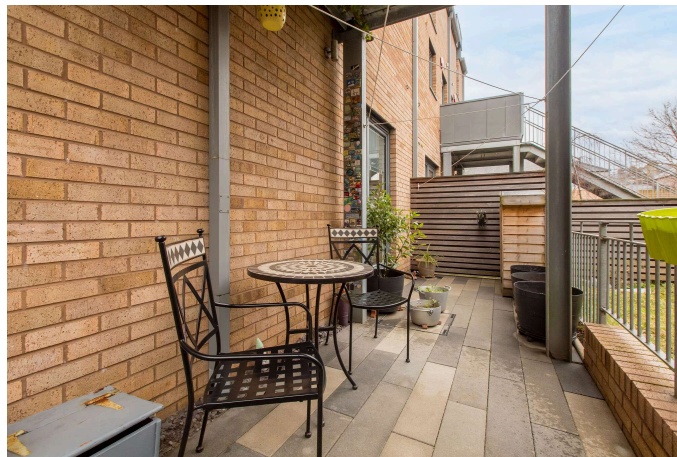
### Extras

The oven, hob, cooker hood, microwave, dishwasher, washing machine, fridge/freezer, outside shed and storage unit are included in the sale. Other items may be available by separate negotiation.

**EPC Rating: B**

### Price and Viewing

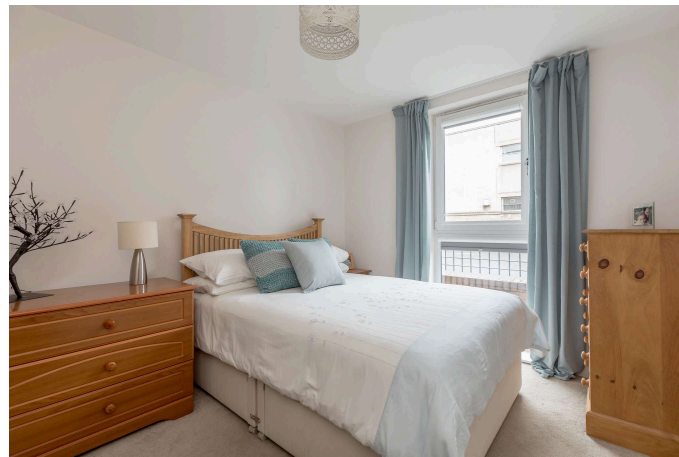
For price and viewing information or further details on this property please contact us on 0131 557 3188.



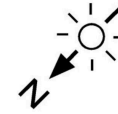


## Location

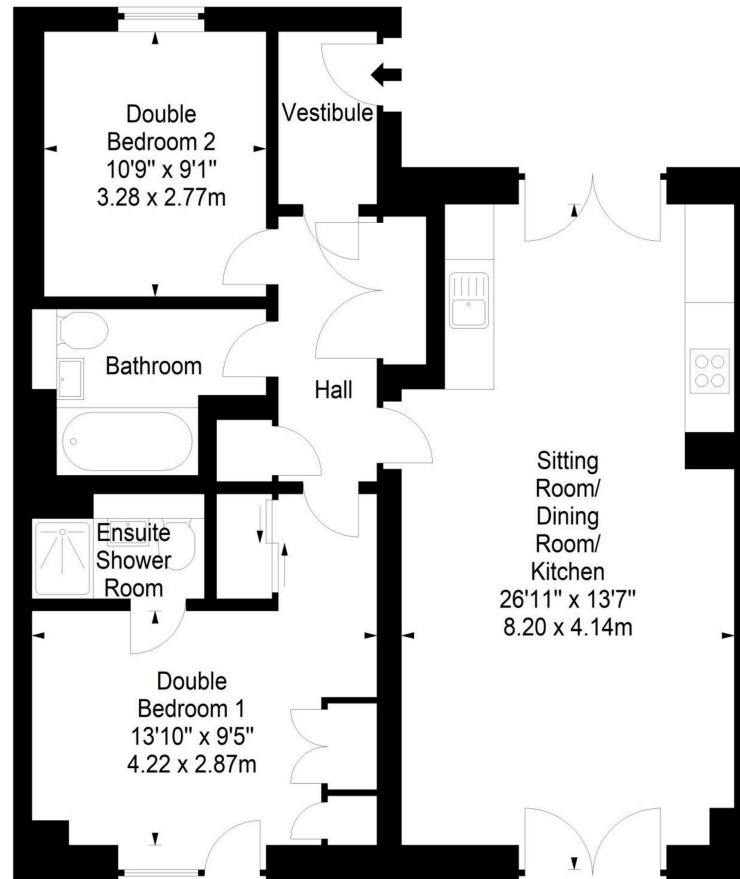
The vibrant and cosmopolitan area of Leith, named by Timeout as the coolest neighbourhood in the UK in 2021, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven. The new St James Quarter and the Omni Centre are around half a mile from the property where there is a gym, cinema, bowling, a range of restaurants, and many shops. Canonmills and Stockbridge are also nearby, with everything those areas have to offer and Edinburgh's Royal Botanical Gardens are within easy reach by car or on foot. The area benefits from an excellent public transport system with 24-hour buses and the McDonald Road tram stop is less than a 5 minute walk away which connects Leith to the city in just two stops and to Edinburgh International Airport. Edinburgh Waverley Station is easily accessible being situated approximately a 20 minute walk away from the property.



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Approx. Gross Internal Area  
850 Sq Ft - 78.97 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

