



10/7 McDonald Road,
Edinburgh, EH7 4LZ



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Located in the highly desirable Bellevue district of Edinburgh, just moments from vibrant Leith Walk, this outstanding double upper apartment offers stylish, spacious living in an enviable city location.

Set within a modern, well-maintained development with secure entry, attractive communal grounds and residents' parking, this impressive home boasts bright and generously proportioned accommodation throughout. Enhanced by gas central heating and double/triple glazing, it presents an exceptional opportunity for growing families, professionals or those seeking a spacious home close to the city centre. Early viewing is highly recommended.

The welcoming entrance hallway benefits from three cupboards, providing excellent storage. The spacious lounge features French doors opening onto a Juliet balcony, enjoying pleasant rear-facing views. The modern dining kitchen is a superb entertaining space, featuring large front-facing windows and a range of modern base and wall units. Integrated appliances include an oven, hob, extractor hood and dishwasher, while the fridge/freezer and washing machine are also included in the sale. A convenient WC completes the lower level.

A carpeted staircase leads to the upper floor, where three well-proportioned double bedrooms provide comfortable accommodation. Two bedrooms benefit from fitted wardrobes and rear-facing aspects, while the impressive principal bedroom enjoys a front-facing position, complete with a walk-in wardrobe and stylish en-suite shower room. A modern shower room serves the remaining bedrooms and completes the accommodation.

Externally, residents can enjoy attractive shared garden grounds to the rear, along with access to a private residents' car park, with parking permits available through the property factor.

Combining generous living space, modern comforts and a prime Edinburgh location, this is a fantastic home that is sure to appeal to a wide range of buyers.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning and buildings insurance. The current factor is Hacking and Paterson with a monthly payment of approximately £97.

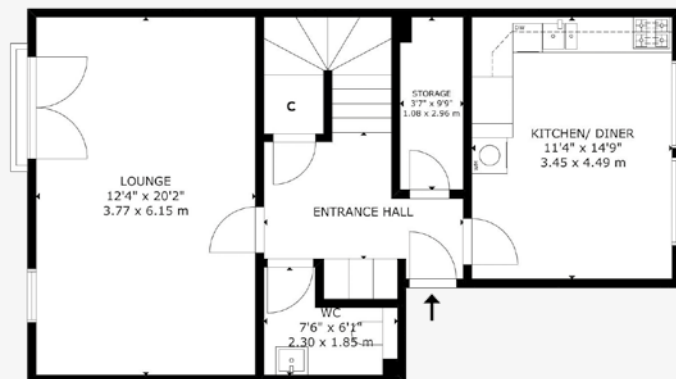
Bellevue is a popular area within excellent walking distance to both the city centre, Leith Walk and Stockbridge with nearby Canonmills providing local shops and restaurants including a large Tesco supermarket.

Area Description

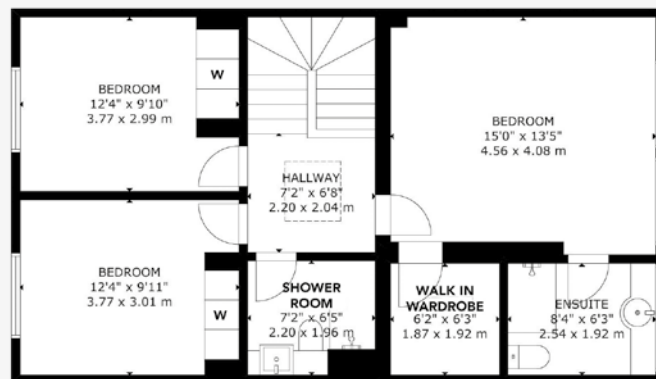
Externally, to the front is an exclusive garden. There is a further exclusive Leith has rapidly become one of the trendiest areas of Edinburgh. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk links the area to the city centre, and has a truly impressive range of independent shops and outlets. The St James Quarter boasts a range of shops, restaurants, cinema and leisure activities and is a short walk away. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the City Centre and beyond whilst the Edinburgh Tram line extension is within easy walking distance connecting Newhaven and Edinburgh Airport via the City Centre. The open green spaces of Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach.



Fourth floor



Fifth floor



Accommodation

Lounge:	6.15m x 3.76m	(20'2" x 12'4")
Dining Kitchen:	4.5m x 3.45m	(14'9" x 11'4")
WC:	2.29m x 1.85m	(7'6" x 6'1")
Storage cupboard:	2.97m x 1.1m	(9'9" x 3'7")
Bedroom 1:	4.57m x 4.1m	(15' x 13'5")
Walk-in Wardrobe:	1.88m x 1.9m	(6'2" x 6'3")
En suite shower room:	1.9m x 2.54m	(6'3" x 8'4")
Bedroom 2:	3.76m x 3.02m	(12'4" x 9'11")
Bedroom 3:	3.76m x 3m	(12'4" x 9'10")
Shower Room:	2.18m x 1.96m	(7'2" x 6'5")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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