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Offers Over

£325,000

120/3 McDonald Road

Bellevue | Edinburgh | EH7 4NQ

A fantastic opportunity has arisen to purchase this impressive first floor flat forming part of a handsome traditional tenement, situated within the popular district of Bellevue, close to excellent amenities, transport links and the city centre.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - D



Description

Forming part of a traditional tenement this impressive first floor flat is located in the popular and convenient area of Bellevue which lies within walking distance of a wide variety of local amenities and the city centre.

The interior of the property is bright and generously proportioned and complemented by some charming period features such as decorative cornicing, stripped and varnished floorboards and an attractive fireplace in the sitting/dining room.

The well presented accommodation comprises – spacious entrance hall, superb sitting/dining room with bay window, fitted kitchen, generous bedroom one with large walk-in cupboard, bedroom two and stylish shower room. The property also benefits from gas central heating and double glazing.



Extras

All fitted floor coverings, blinds, curtains, light fittings, hob, oven and extractor are included in the sale price together with the fridge/freezer and washing machine.

Gardens & Parking

There is access to a well maintained communal garden to the rear of the building, and there is permit/meter parking on street and in the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

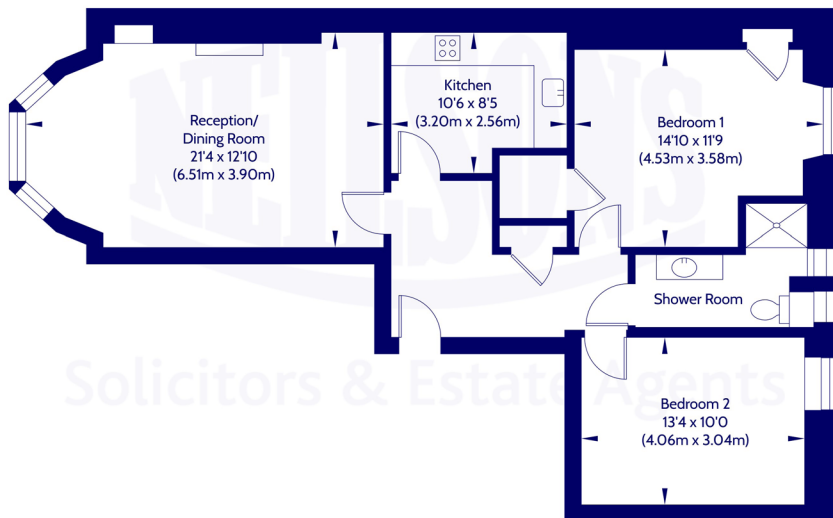
McDonald Road forms part of the sought after residential area of Bellevue providing many local shops and services. A Co-op is on the street and a Tesco superstore is conveniently located on Broughton Road, just a few minutes drive away. Leisure facilities within the vicinity include the vibrant Broughton Street, which offers an array of bars, bistros and restaurants, the Playhouse Theatre and the Omni Centre, housing a Health & Fitness Centre and multiscreen cinema together with Calton Hill, the Royal Botanic Gardens and Inverleith Park. The St James Quarter, one of Scotland's leading retail and leisure destinations, and the city centre are within walking distance and excellent public transport links, including the McDonald Road tram stop at the end of street, provide quick and easy access across the city. The cosmopolitan Shore area of the city is also only a short distance away.





Approx. Gross Internal Floor Area 77 Sq M / 832 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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