McEwan Fraser Legal
Solicitors & Estate Agents

127 McDonald Road

BELLEVUE, EDINBURGH, EH7 4NW



Three-bedroom lower villa on McDonald Road offering generously proportioned accommodation and an exciting complete renovation opportunity



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McEwan Fraser Legal is delighted to present to the market this three-bedroom lower villa, situated on McDonald Road in Edinburgh. Offering generously proportioned accommodation and an exciting opportunity for renovation, this property will appeal to buyers looking for a project with the potential to create a wonderful home tailored to their own tastes and requirements.

THE LIVING ROOM & DINING ROOM









The property is in need of complete renovation and modernisation throughout, providing an excellent blank canvas for someone looking to put their own stamp on a home. The existing accommodation offers well-proportioned rooms, giving the new owner plenty of scope to reconfigure, modernise and make the most of the available space.

THE KITCHEN



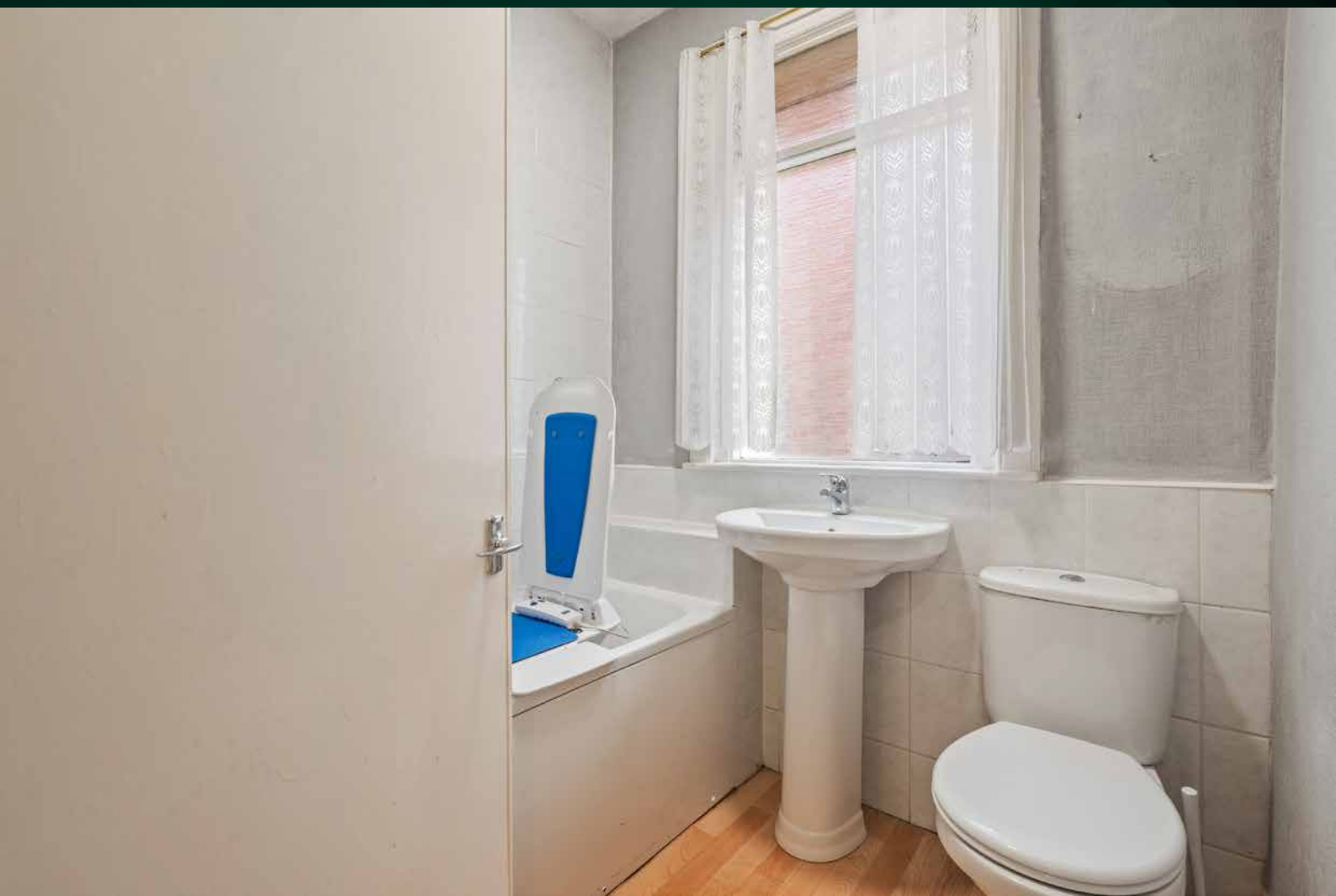




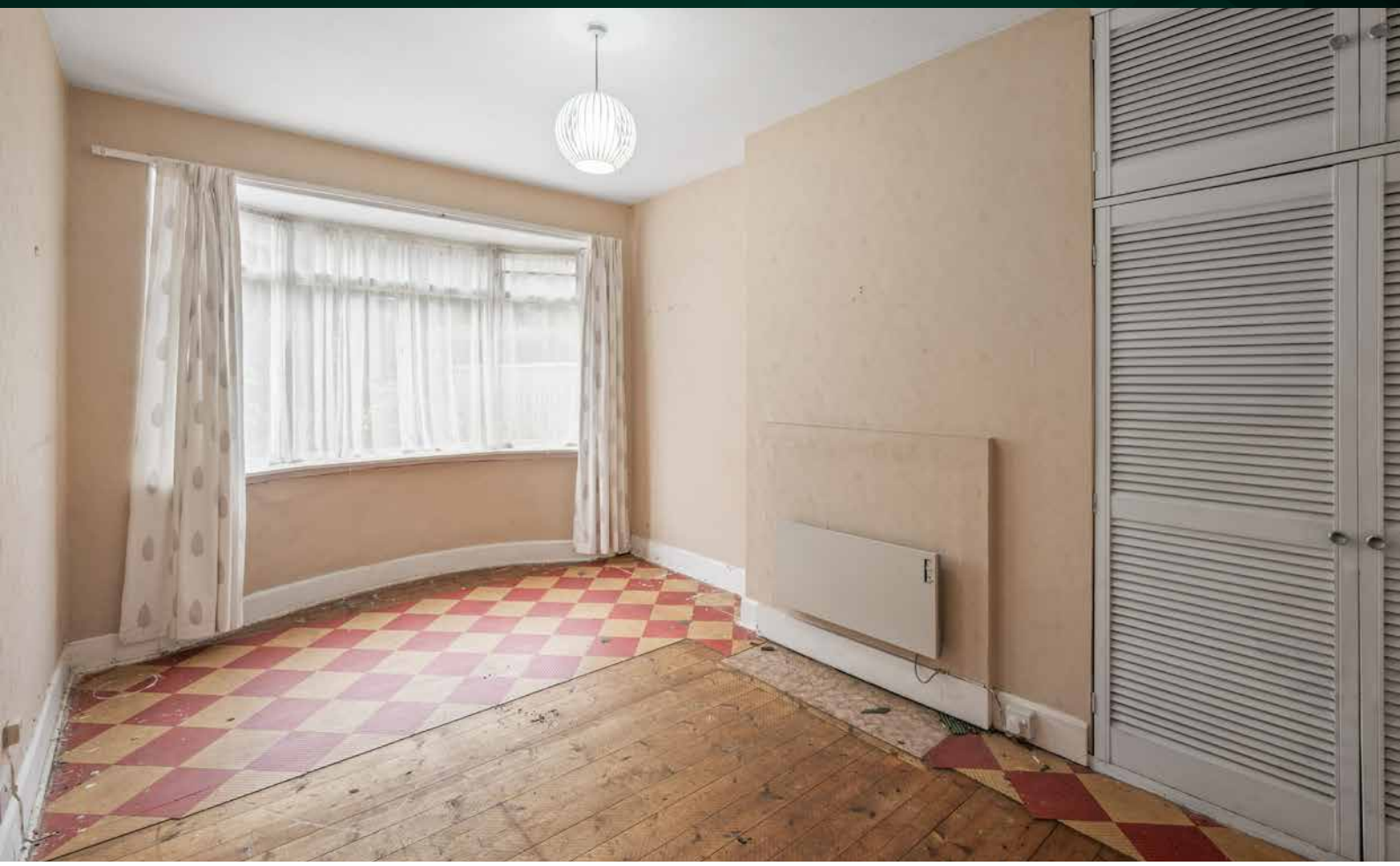


There are three bedrooms, offering excellent flexibility for families, couples or those requiring additional space for guests or working from home. The generous room proportions provide a fantastic foundation for a stylish and comfortable home once the necessary improvements have been completed.

THE BATHROOM

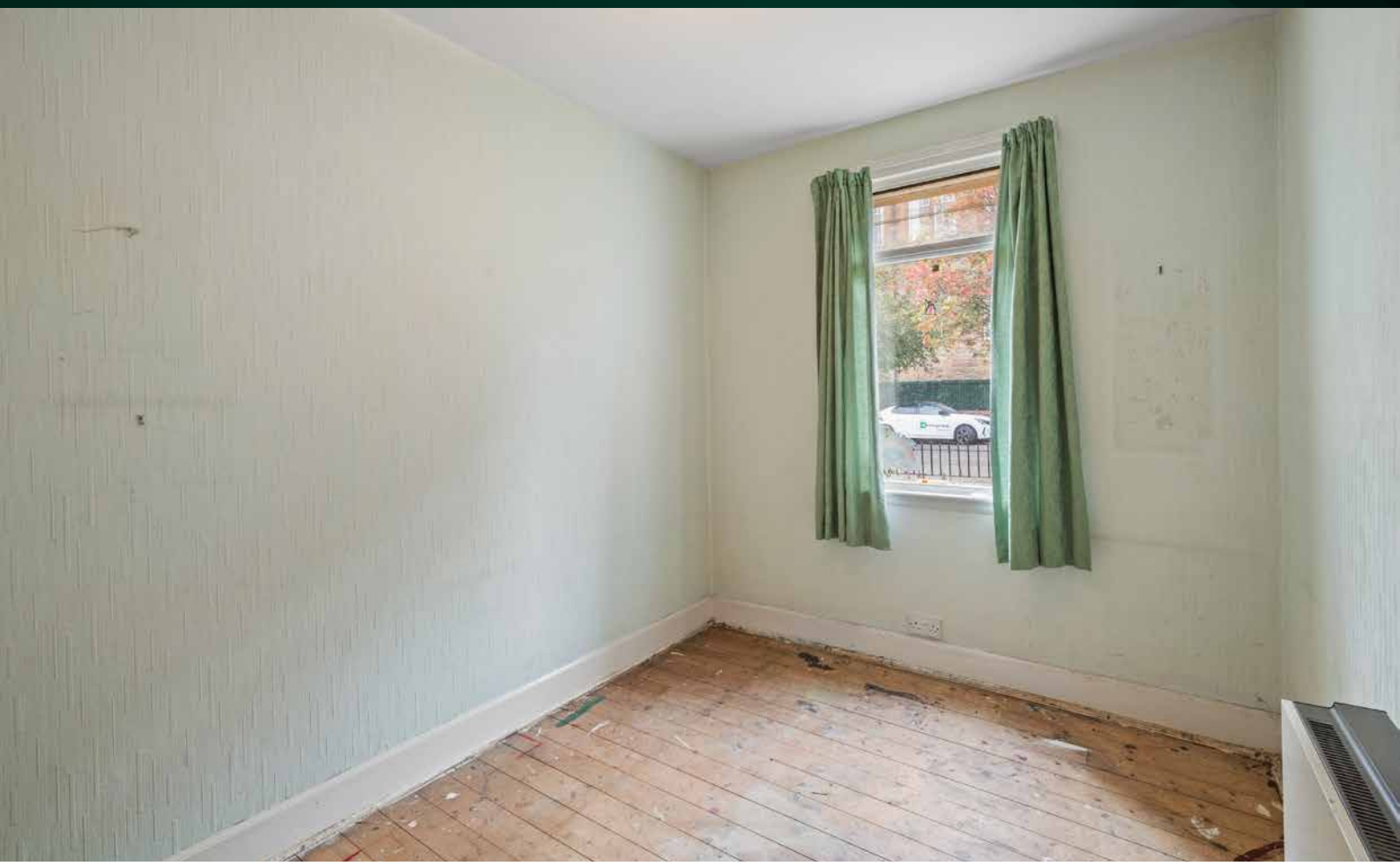


BEDROOM 1





BEDROOM 2





BEDROOM 3





McDonald Road is ideally positioned within a popular and convenient area of Edinburgh, with a wide range of local shops, cafés, restaurants and everyday amenities close by. The property also benefits from excellent public transport links, providing easy access to the city centre and surrounding areas.

This is an excellent opportunity for developers, investors or owner-occupiers seeking a substantial renovation project in a convenient Edinburgh location. With three bedrooms, generous room proportions and considerable potential, this property could be transformed into a fantastic home once the work has been carried out. Early viewing is highly recommended.

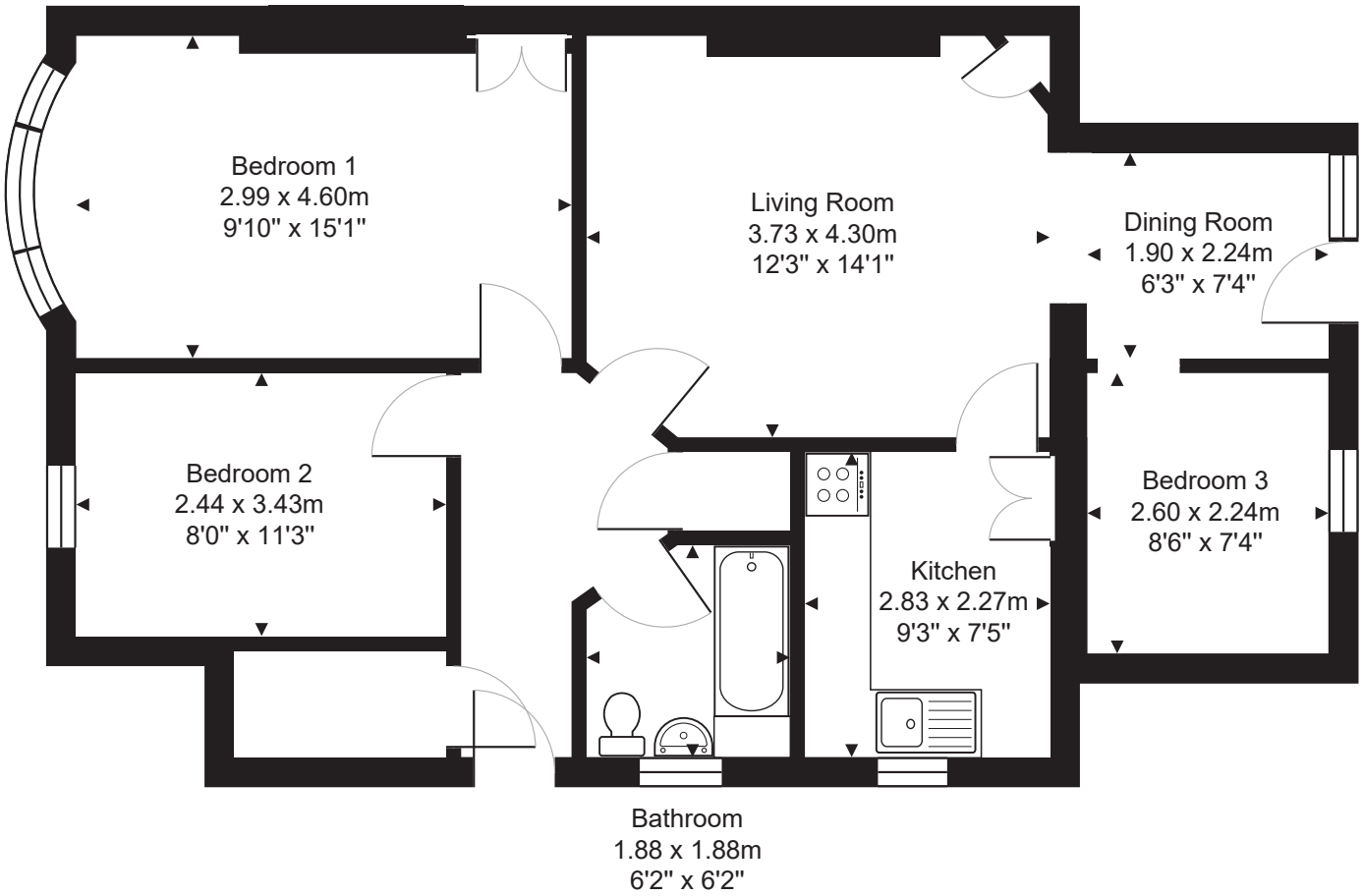
EXTERNALS





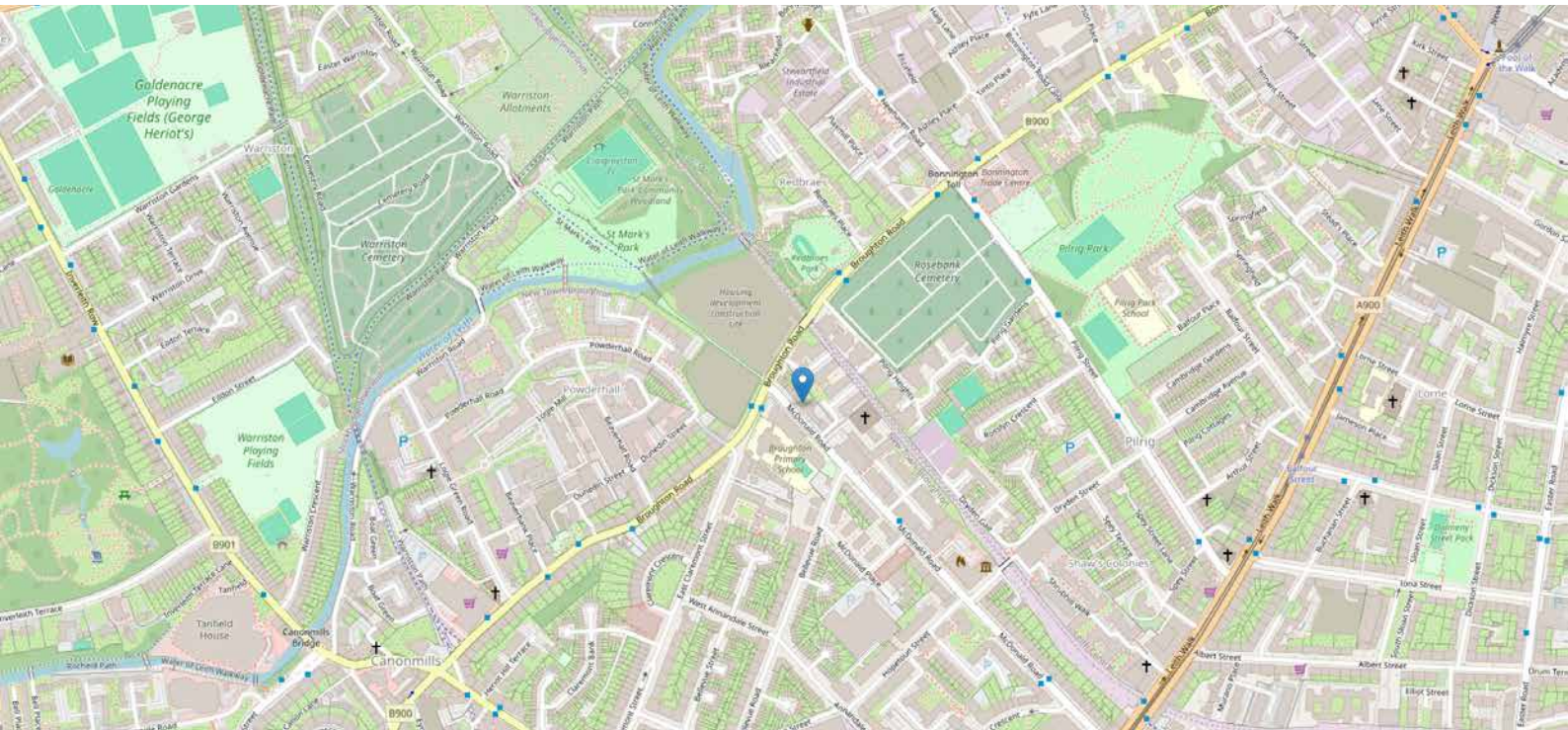


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 74m^2 | EPC Rating: E



THE LOCATION

This property is situated in a popular residential district very centrally situated just outside the City centre to the north east. The area is well served with a variety of local shopping facilities, with a choice of building society, banking and post office services all nearby. The local shops, which include a large branch of Tesco, will provide all the usual daily requirements, but should more specialised shopping facilities be required, it is a simple matter to travel into the City centre.







Using one of the many and frequent bus services that pass through the district, the journey of approximately a mile into the middle of Princes Street only takes a few minutes.

The City's formal entertainment facilities, naturally, tend to be highly concentrated in the City centre. Here there are theatres and cinemas, all manner of hotels, restaurants and bars, indoor sports facilities and health clubs. Furthermore, all the other facilities, services and amenities associated with the City centre are, of course, virtually on the doorstep.

For those who prefer open air facilities, nearby Calton Hill provides superb views over the City which are well worth the climb, for the energetic. The Royal Botanic Gardens and Inverleith Park are within walking distance and the routes of a great many old railway lines radiate out from Canonmills to provide almost country-like walks within the heart of the City.







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