



1a Mcdonald Place, Bellevue, Edinburgh, , EH7 4NH

Light & Tastefully Presented, Two Bedroom, End-Terrace Double Upper with Garden

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Property Description

Light and tastefully presented, two-bedroom, end-terrace double upper villa, with a private garden, part of a modern, factored residential development. Conveniently situated in the vibrant and sought-after Bellevue area, just north of Edinburgh city centre.

Comprises an entrance hall, open-plan living/dining room and kitchen, two double bedrooms, utility cupboard, a family bathroom and a ground floor WC.

Highlights include superb corner aspect natural light and a skyline view of Edinburgh Castle, quality oak-wood flooring throughout and contemporary lighting.

Further highlights include a modern integrated kitchen, stylish bathroom suites, gas central heating, and double glazing including Juliet balconettes. In addition, there is excellent integrated storage provision including bedroom wardrobes and a loft space.

Set off the street via a shared path, there is a private lawn garden; whilst the neighbouring streets provide ample zoned street parking.

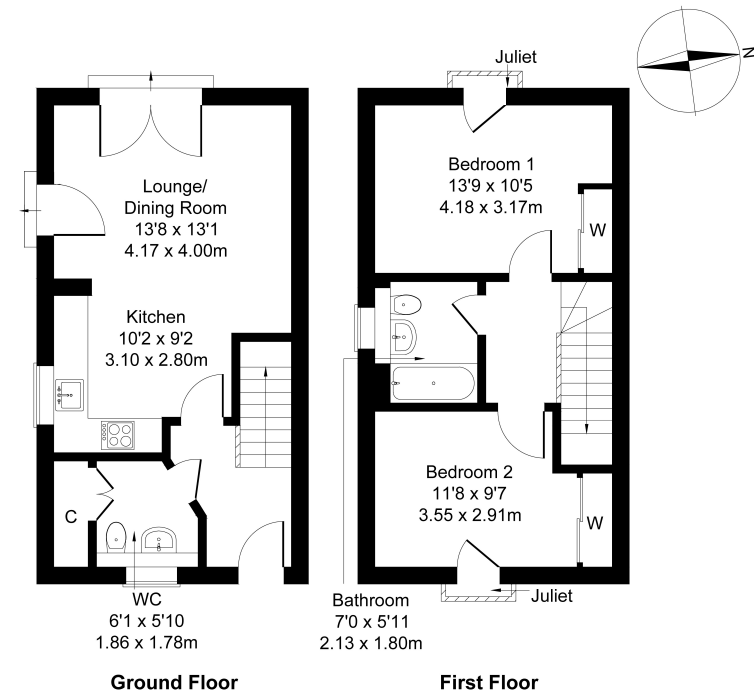
A welcoming entrance hall affords access to the stairs leading to the upper hall and to a convenient WC with a front-set window and a utility cupboard. As well as, the front-set, open plan living/dining room and kitchen which features a dual aspect allowing plentiful natural light, oak flooring throughout and ample space for lounge and dining furniture. Set to the rear of the room, the kitchen is fitted with modern units, stone effect worktops, a sink with drainer, and a glass splashback. Appliances include an integrated oven, gas hob, dishwasher, fridge/freezer and microwave; whilst the utility cupboard houses a freestanding washing machine.

On the upper floor, bedroom one is set to the front with a Juliet balcony, a central light fitting and a built-in wardrobe; whilst bedroom two is similarly well-finished and sized, with views of Calton Hill. Completing the accommodation, with a side aspect window, the stylish bathroom is fitted with a three-piece suite including a shower over the bath, tiled splash walls and flooring, and underfloor heating.

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Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Bellevue is a convenient and popular area, within walking distance to Edinburgh's city centre, adjacent to the New Town, the bustling East End and Leith Walk. There is a mix of stone-built tenement properties, family homes, and modern residential developments. A high amenity area, there is an extensive choice of convenience and specialist shopping and supermarkets on Leith Walk, whilst Broughton Street and nearby Stockbridge provide a range of quality independent

retailers including butchers, fishmongers, cafes, restaurants, and bars, as well as a Tesco store on Broughton Road. Outdoor spaces include King George V Park, Inverleith Park and the renowned Royal Botanic Gardens; as well as Calton Hill and Princes Street Gardens further afield. All the attractions of Edinburgh city centre can be reached on foot, whilst frequent bus services are available from Elm Row, Leith Walk and York Place.





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