



138 Mcdonald Road, Edinburgh, EH7 4NL

Spacious, Two Bedroom, Main Door, Ground Floor Flat with Gardens

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Property Description

Spacious, two-bedroom, main door, ground-floor flat, with gardens, forming part of a traditional stone-built tenement. Conveniently situated in the vibrant and sought-after Bellevue area, just north of Edinburgh city centre. Comprises a vestibule, hallway, living room, kitchen, utility room, two double bedrooms, box room and a bathroom.

This period property features tall ceilings, ornate cornice work, and a bay window to the front. In addition, there is a fitted kitchen with appliances, gas central heating, and a modern bathroom. Externally, there are private patio gardens to the front and rear, a shared drying green; and ample zoned street parking to the front and surrounding streets.

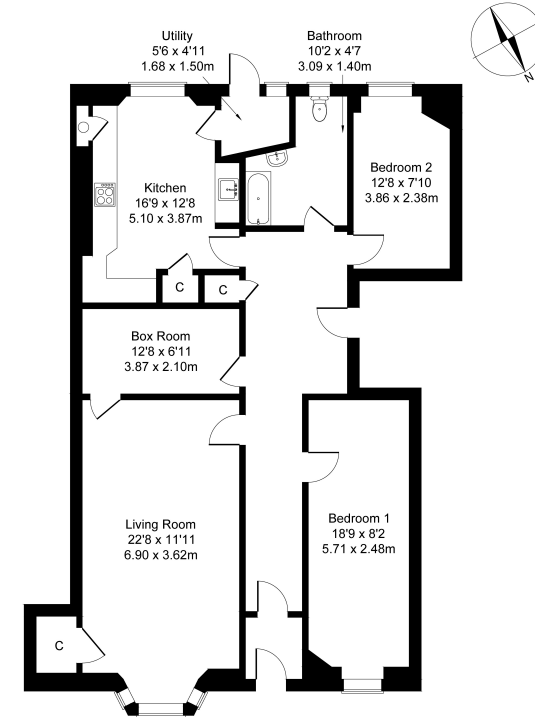
The entrance vestibule opens into the hallway which affords access throughout the property, and features carpeted flooring, period detail and ornate cornice work. Set to the front, with a large bay window allowing plentiful natural light, the living room features carpeted flooring, a central light fitting, a built-in storage cupboard, and further ornate cornice work; whilst set off is a flexible box room which could be used as an office/study.

To the rear, the spacious kitchen is fitted with wall and base units, stone effect worktops, a sink with drainer, a tiled surround and further storage with a built-in cupboard; and offers ample space for a dining area. Appliances include an integrated double oven and a gas hob; and a freestanding dishwasher and fridge, whilst the utility houses a washing machine and freezer, also included in the sale, and affords access to the rear gardens.

Generously sized bedroom one is set to the front with carpeted flooring and a light fitting; whilst bedroom two is set to the rear, similarly finished, overlooking the garden. Completing the accommodation, the bathroom is fitted with a three-piece suite including an electric shower over the bath, tiled splash walls and a ladder-style radiator.

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Approximate Gross Internal Area: (1259 sq ft - 117 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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0345 646 0208

sales@mov8realestate.com

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Head Office

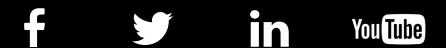
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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