



## 1f McDonald Place, Edinburgh, EH7 4NH

Three-Bedroom, End-Terrace, Double Upper Flat

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# Property Description

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

Comprises an entrance hallway, open-plan living/dining room and kitchen, three double bedrooms, two en-suite shower rooms, and a bathroom.

Highlights include a modern integrated kitchen, stylish bathroom suites and contemporary flooring and lighting.

In addition, there is an impressive and flexible upper hall with skylight windows, gas central heating, double glazing, and good storage provision.

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

Leading off a shared balcony, the front door opens into a bright entrance hallway, housing walk-in pantry storage. The hall provides access to each room on the ground floor and features modern, wood-effect flooring which flows throughout.

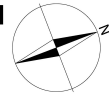
Set to the rear, an open-plan public room is filled with natural light via tall double windows. The spacious living area flows into a stylish kitchen fitted with white-gloss units, granite-effect worktops and upstands, and a sink with a drainer. Integrated appliances include an eye-level double oven and microwave, a gas hob with a canopy above, a fridge/freezer and a washing machine.

Currently used as additional living space, a flexible, front-facing room could alternatively be utilised as a third double bedroom; whilst set internally off the hall, a family bathroom features a contemporary three-piece suite with a shower-over-bath.

Leading off a skylit landing, with a storage cupboard, two double bedrooms are set to opposite aspects, with carpeted flooring and a built-in wardrobe for the front-facing bedroom. Finished in modern, neutral tones, both bedrooms feature excellent natural light and contemporary en-suite shower rooms.

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Approximate Gross Internal Area: (1159 sq ft - 108 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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