



152/4 McDonald Road
Edinburgh
EH7 4NL



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2nd Floor Flat



accommodation

- Entrance Hall
- Sitting room / dining room with turretted window
- Fitted kitchen
- Master bedroom with bay window
- Second double bedroom
- Bathroom

features

- Walnut wood style flooring
- Gas central heating
- Double glazing
- Security entry phone
- Communal garden
- Free standing bath & separate shower cubicle
- Move in condition

description

Fabulous, exceptionally spacious second floor flat in a beautiful Edwardian tenement building within walking distance of the St James Quarter and City Centre. The property is situated in an ideal location for the tram stop at McDonald Road, along with bus services on Leith Walk. The accommodation comprises an entrance hall, with walnut style wood flooring, turretted sitting room/dining room with a bay window and press cupboard, a fitted kitchen with integrated appliances, spacious master bedroom with bay window, spacious second double bedroom and bathroom with a four piece white suite, including a free standing bath, double shower cubicle and tiled floor. The property benefits from gas central heating, double glazing and a security entry phone system. There is also a good sized communal garden to the rear of the building. Overall this is an exceptional property which must be viewed to to be fully appreciated.

The works required to the roof and chimney mentioned in the home report, have been agreed and will be undertaken in December 2023/January 2024. The current owner of Flat 4 is responsible for the costs associated with this work.



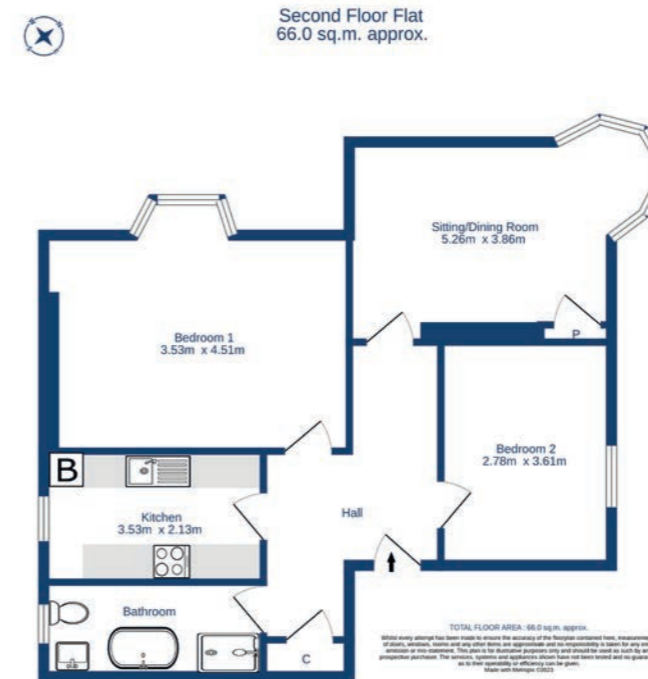
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Home Report
Value: £280,000

Items to be included in the sale price:
Fitted flooring, ceiling light fittings, curtains, blinds and integrated kitchen appliances.








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