



152/3 McDonald Road
Edinburgh
EH7 4NL



2nd Floor Flat



accommodation

- Entrance hall
- Bay windowed sitting room
- Fitted kitchen / breakfast room
- Two double bedrooms
- Bathroom
- Communal Garden

features

- Bright, second floor flat
- Excellent location
- Gas central heating
- Double glazing
- Security entryphone system
- New kitchen & bathroom

description

Beautifully bright and spacious second floor flat in a traditional tenement building, just a short walk from the new St James Centre and the City Centre. The immaculate apartment is offered for sale in move in condition and briefly comprises entrance hall providing access to all apartments, bay windowed sitting room / dining room with feature fireplace and shelved press cupboard, fabulous newly fitted kitchen with wood worktops and Butler's sink, clothes pulley and enough space for a breakfast table, master bedroom, quietly located to the rear of the property with built in wardrobes, second double bedroom and newly fitted bathroom with white suite, modern herringbone tiling and thermostatic shower fitting over the bath and modern sink with in a vanity unit with wall fitted taps. Overall, this exceptional apartment must be viewed to be fully appreciated.



EPC:
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Home Report
Value: £290,000

Items to be included in the sale price:

Fitted floor coverings, ceiling light pendants, blinds, oven, hob, dishwasher, fridge/freezer and washing machine.



TOTAL FLOOR AREA: 72.5 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The structural, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan C2024

espc **espc** CHARTERED FIRM

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