



134/ 8 Mc Donald Road

Edinburgh, EH7 4NL

Offers Over £200,000


A bright and appealing top-floor flat set within a traditional terrace in a well-established neighbourhood that is convenient for abundant shops and services

Key Features

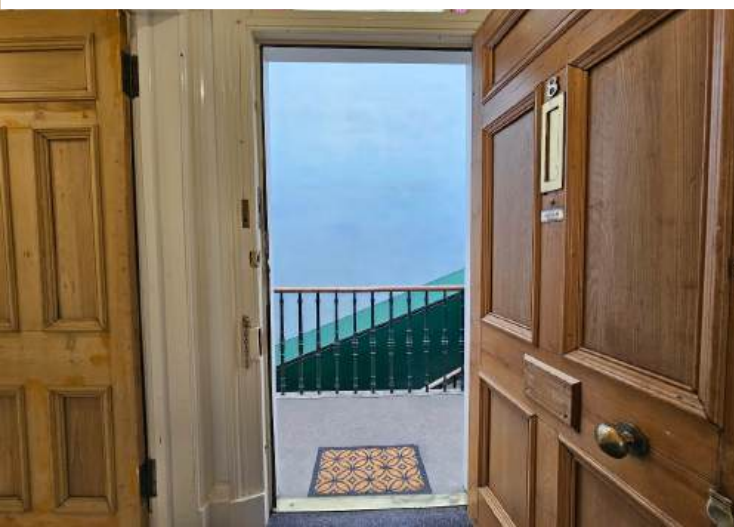
- Living – Dining Room
- Double Bedroom
- Kitchen
- Bathroom & Shower
- Entrance Hall
- Generous Storage Capacity
- Beautiful Shared Garden
- Gas Central Heating
- Double Glazing
- Optional Extras
- On-Street Permit Parking



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Location

McDonald Road is situated just off Leith Walk, one of Edinburgh's principal thoroughfares, offering a wide range of shops, cafés, restaurants, and everyday services within easy walking distance. The area provides excellent convenience, with both independent retailers and larger supermarkets nearby.

The recently introduced tram line runs along Leith Walk, providing direct links to the city centre, Edinburgh Airport, and Leith, while regular bus services further enhance connectivity. The city centre is also easily accessible on foot or by a short journey.

Nearby green spaces include Pilrig Park and Calton Hill, and a range of schooling is available within the surrounding area, making this a practical and well-connected location.

This is a bright and appealing top-floor flat set within a traditional tenement terrace in a well-established and convenient area of Edinburgh.

The property retains a number of period features, including ornate cornicing, solid wood panelled doors and window surrounds, complemented by a predominantly light and neutral interior. Modern comforts include gas central heating and tilt-and-turn double glazing. There are fitted floor coverings throughout. From its elevated position, the flat enjoys an open outlook and a sense of privacy.

The shared spaces are maintained to a good standard, reflecting the involvement of the owners, while the particularly bright top-floor landing enjoys plenty of natural light via the cupola. To the rear, residents share access to an attractive, enclosed garden benefiting from regular care and a south-westerly aspect.

Inside, the **living- dining room** is a well-proportioned space with a feature fireplace housing a gas fire (now needing replaced), an 'Edinburgh press' cupboard, and a recess set to the rear of the room offering useful dining and/or home office space.

The **kitchen** is fitted with base and wall-mounted units in a light finish, with tiled splashbacks and integrated appliances including an electric hob and oven. A washing machine and tall fridge-freezer are also included in the sale.

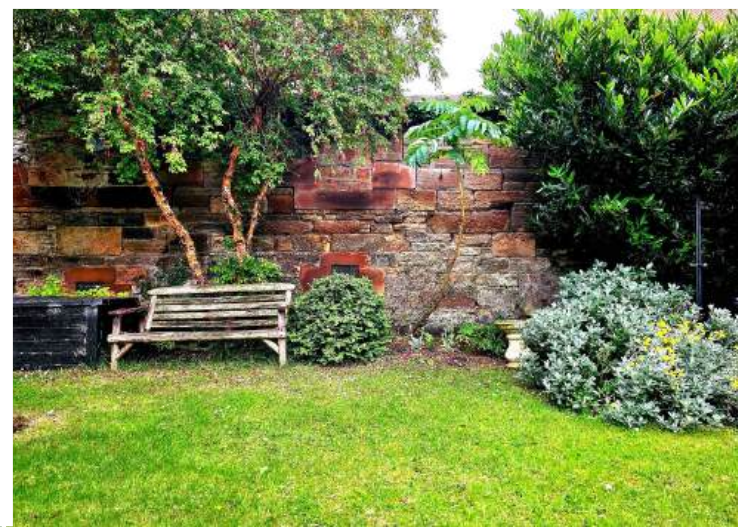
The **bathroom** benefits from natural light via twin windows and is fitted with white sanitaryware and an electric shower over the bath, with tiling to the wet areas.

The **bedroom** offers an open outlook and includes both a storage recess and integrated cupboard space. It is finished with carpeting for added comfort.

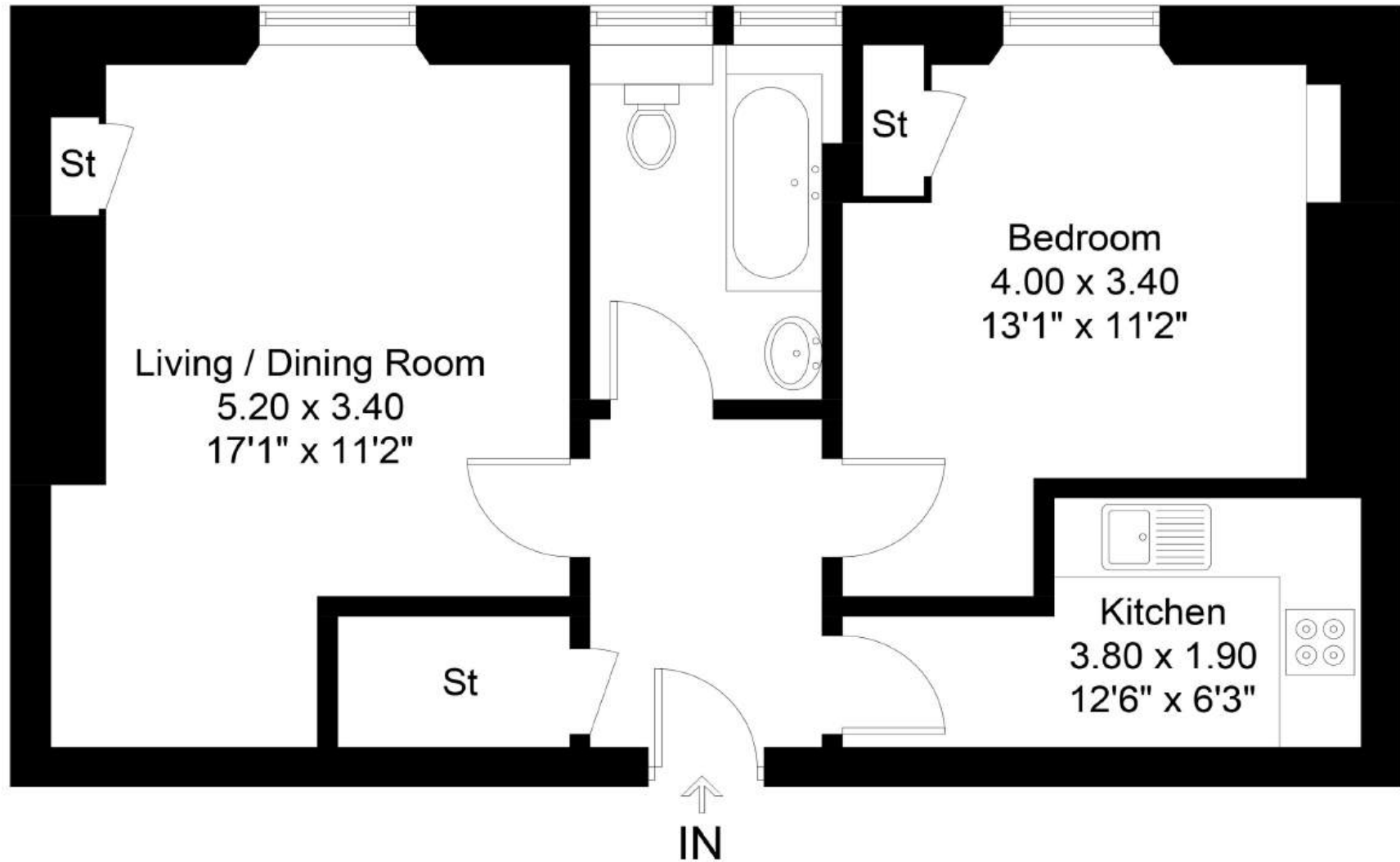
Additional storage is provided by a **full-height walk-in cupboard** off the entrance hall.

Externally, there is a **beautiful rear garden**, and there is on-street parking on McDonald Road and surrounding streets, available by residents' permit.

Recently completed works to the building's roof offer additional peace of mind for buyers.



134/8 McDonald Road



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point. Not to scale.

Floor Plans



“A very professional service. Communication and understanding of our needs was excellent, and agreements clearly defined. I would not hesitate to use their services again.”

(Patrick Lowe, Abbeyhill)

Making the Most of Your Property Search

Every stage of your property journey matters. Here are some friendly tips to help you navigate the search process effectively and considerately.

HOME REPORT OR VIEWING FIRST?: It's a common question, and there's no absolute, right or wrong answer. Home Reports offer valuable insight into a property's condition, but they can sometimes highlight issues in a way that feels **overly cautious**. So, some people decide against viewing a property without fully understanding the true nature of issues they perceive to be too negative. Additionally, Home Reports don't cover other, equally important aspects like the **neighbourhood, atmosphere, or layout**—all of which can only be truly appreciated in person.

If you're intrigued by a property, consider booking a viewing early on. Seeing it for yourself can help put the details of the Home Report into context and give you a more balanced impression, not just of the property, but also of Home Reports generally.

ARRANGING A VIEWING: There are often a few ways to book an appointment. If a phone number is provided, it's usually the quickest and simplest way to find a mutually convenient time. In any case, follow the booking instructions shown on the website. Booking a viewing isn't a commitment to buy—it's **simply your chance to explore the property**, so don't be bashful! Just remember that sellers and agents may have other commitments, so a little flexibility goes a long way.

BE COURTEOUS WITH COMMUNICATION: If you've requested information or expressed interest in viewing but change your mind, that's perfectly fine—**just let the other party know**. Texting can be a good option. A quick message saves time and avoids unnecessary follow-ups. It's a small courtesy that's always appreciated.

DURING THE VISIT: You're stepping into someone's home, so punctuality and respect make a big difference. **If you're running late, give a quick call or text**. There may be other viewers scheduled before or after you, so sticking to your appointment time helps everyone stay on track.

AFTER YOUR VIEWING: Prospective buyers are strongly advised to have their solicitor **note interest as soon as possible**, especially where a closing date may be set

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Any offer should be made using the Combined Standard Clauses. Confirmation of what is included in the sale should be obtained via your solicitor. No services, appliances, or systems have been tested, and no warranty is given as to their condition or compliance with regulations. Council Tax banding should be verified with the relevant local authority.

These particulars do not form part of any contract. All information is provided in good faith and believed to be correct, but is not guaranteed. Prospective purchasers should not rely on them as statements of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy and the suitability of the property.

The seller is not bound to accept any offer, including those at or above the Fixed Price, where applicable. All content within this document is the copyright of Aikman Bell, Solicitors & Estate Agents, and may not be used or reproduced without written consent.