



KINGSFORD RESIDENCE

LUXURY BUILD TO RENT APARTMENTS IN EDINBURGH

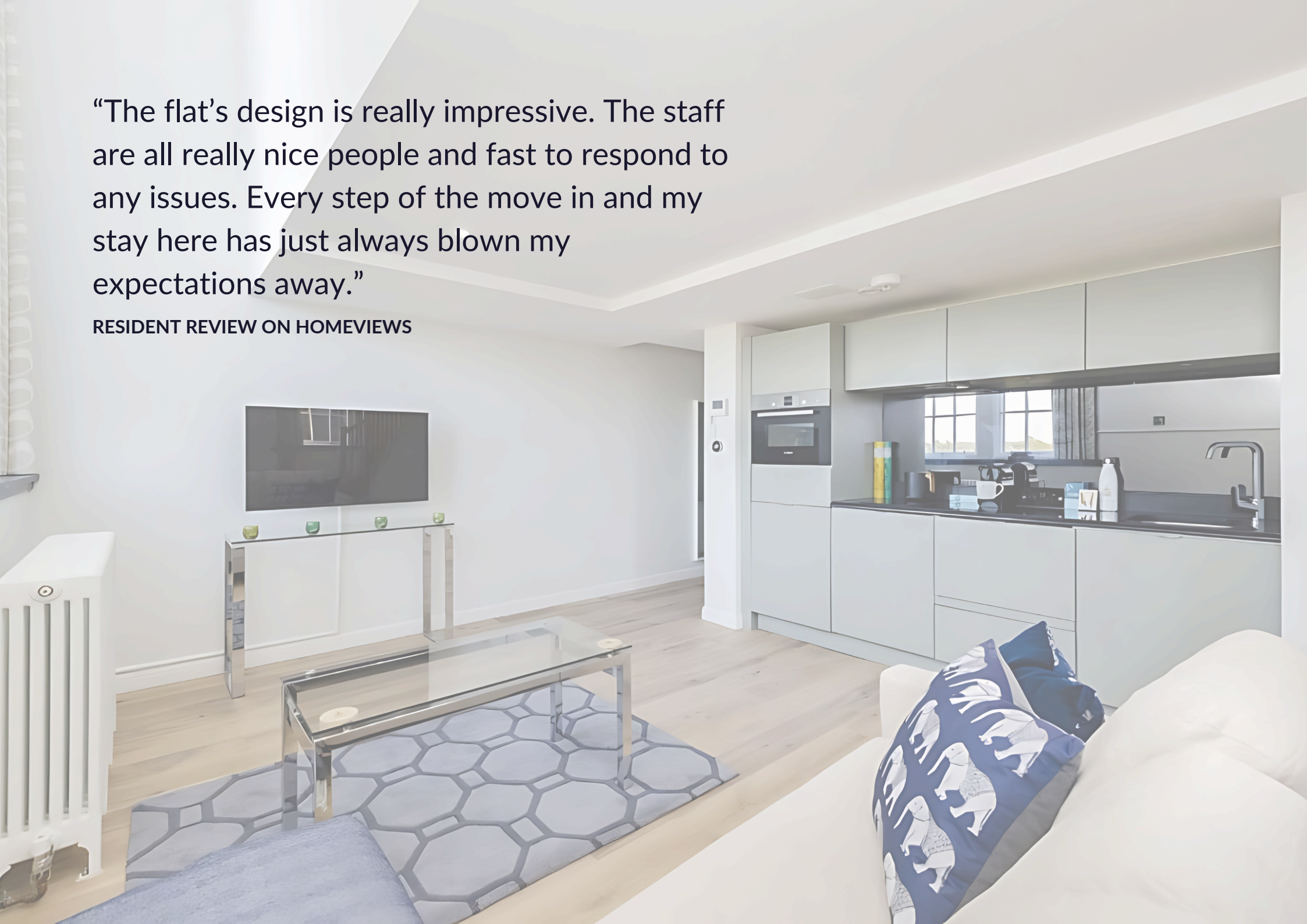
KINGSFORDRESIDENCE.COM

What's living if you don't have the time to make the most of it? The Kingsford Residence at McDonald Road is a luxury rental concept, full of features that'll give you the freedom to spend your days as you please. Our residents' convenience is at the top of our agenda, it's a home that's minimal on housework. Discover a tasteful fusion of Edwardian-era character and sleek modernity, panoramic views across Edinburgh and unique living spaces that are full of features. The real question is... what to do with all that free time?



“The flat’s design is really impressive. The staff are all really nice people and fast to respond to any issues. Every step of the move in and my stay here has just always blown my expectations away.”

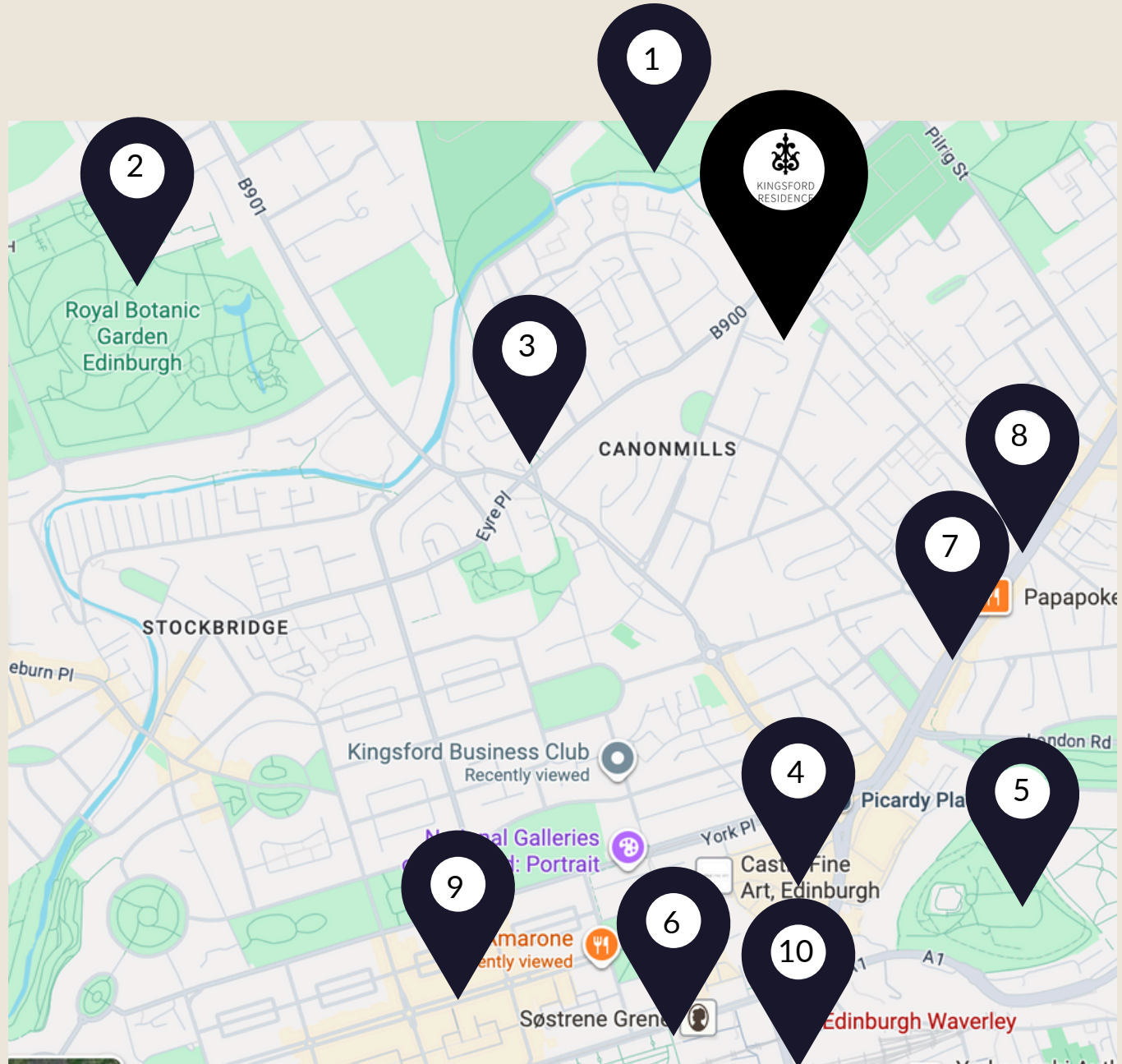
RESIDENT REVIEW ON HOMEVIEWS



LOCATION

This peaceful neighbourhood is just a few minutes walk from the city centre and other popular spots in Edinburgh:

1. St Marks Park
2. Royal Botanic Gardens
3. Tesco Superstore Supermarket
4. St James Shopping Centre
5. Calton Hill
6. Princes Street
7. Leith Walk
8. McDonald Road Tram Stop -
Trams Every 7 Minutes to the
City Centre and Airport
9. George Street
10. Edinburgh Waverley Train
Station



WHATS INCLUDED IN THE RENT?

Convenience

- Furnished Apartments
- Keyless Access
- Bicycle Storage
- Access to Community Bikes
- Secure Gated Building with 24 Hour CCTV
- Resident Discounts with Local Businesses
- On-site Maintenance Team
- On-site Management Team

Lifestyle & Amenities

- Pet Friendly Residence
- On-site 24 Hour Gym
- Parcel Storage
- Co-working Space
- Private Dining Space
- Residents Lounge
- Complimentary Tea and Coffee in Communal Spaces
- Meeting Room Space
- Roof Terrace with Panoramic Views of Edinburgh
- Community Events





THE CLUB ROOM

The place to do all your catching up in. Sumptuous surroundings and elegant art deco design meet in this intimate social hub.

A bright, modern dining area with a long wooden table, blue chairs, and large windows. The room features a white ceiling with exposed wooden beams and several large, dark-framed windows. A long wooden table is set with a blue patterned runner and a small basket. The background shows a kitchen area with dark cabinets and a refrigerator. The floor is made of light-colored wood in a herringbone pattern.

THE BRIDGE

Originally the part of the building that joined the primary and secondary schools, now a coworking space by day and private dining venue by night.

THE ROOF TERRACE

Your perfect spot to unwind — the roof terrace offers panoramic views of the Edinburgh skyline worth sharing.





THE GYM

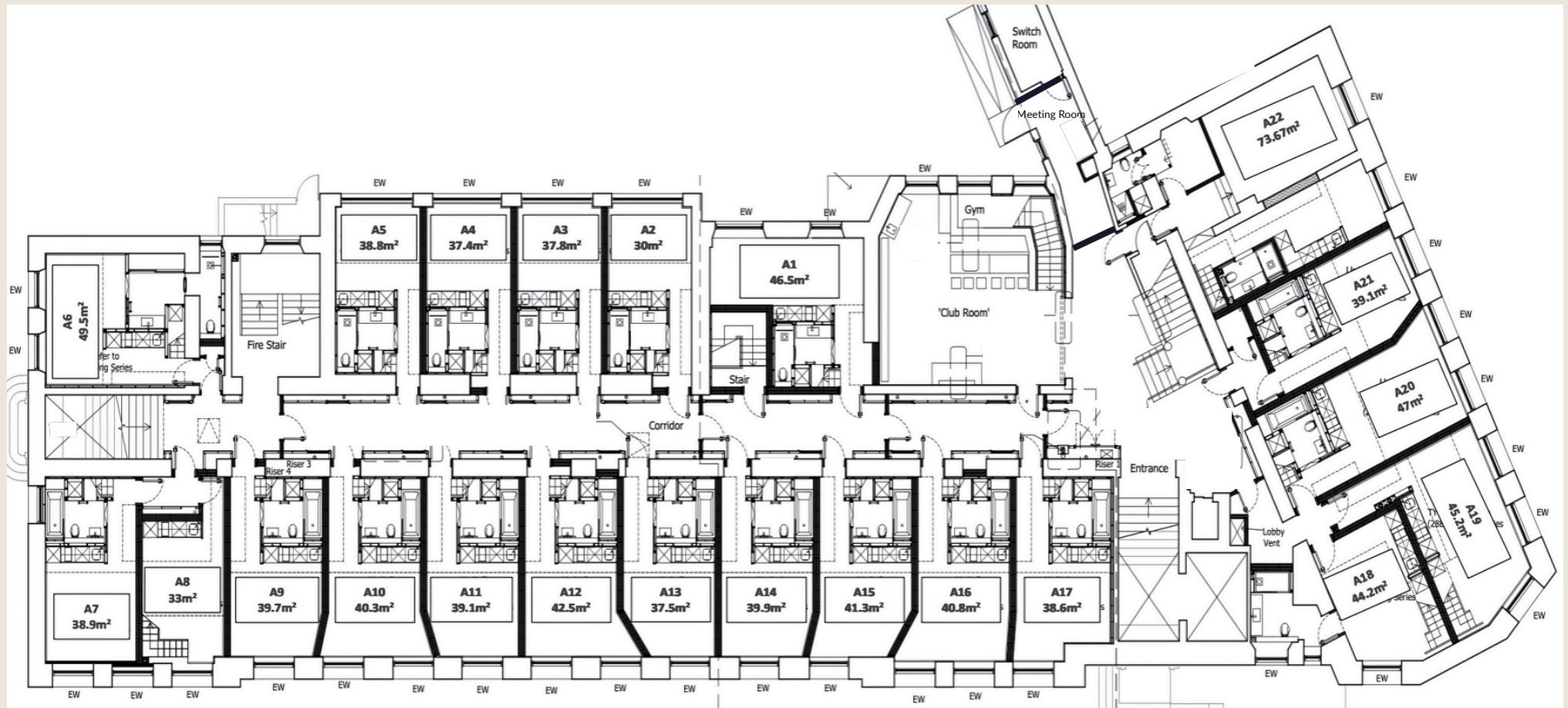
Our gym is around 1,000 square foot in size and features high-spec workout equipment.

A photograph of a city garden. In the foreground, a wide gravel path leads from the bottom right towards the background. To the left of the path is a green lawn enclosed by a low wooden border. On the lawn, there is a circular wooden bench and several trees. In the background, there is a tall hedge and a small blue structure. To the right of the gravel path is a large, multi-story building with a red brick and stone facade, featuring arched windows and a black downspout. The sky is overcast.

THE GARDEN

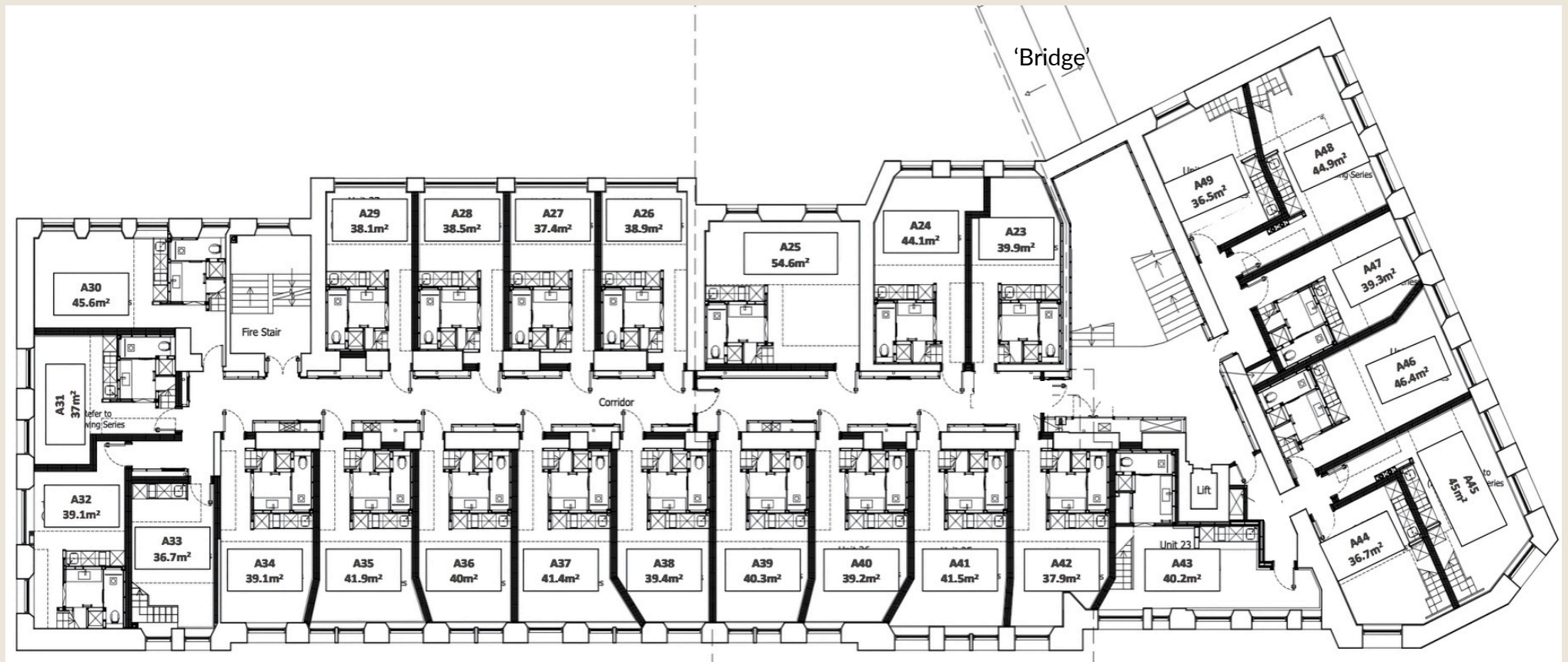
For a little taste of the outdoors in the city the garden is a space to relax.

Building FloorPlan - Ground Floor



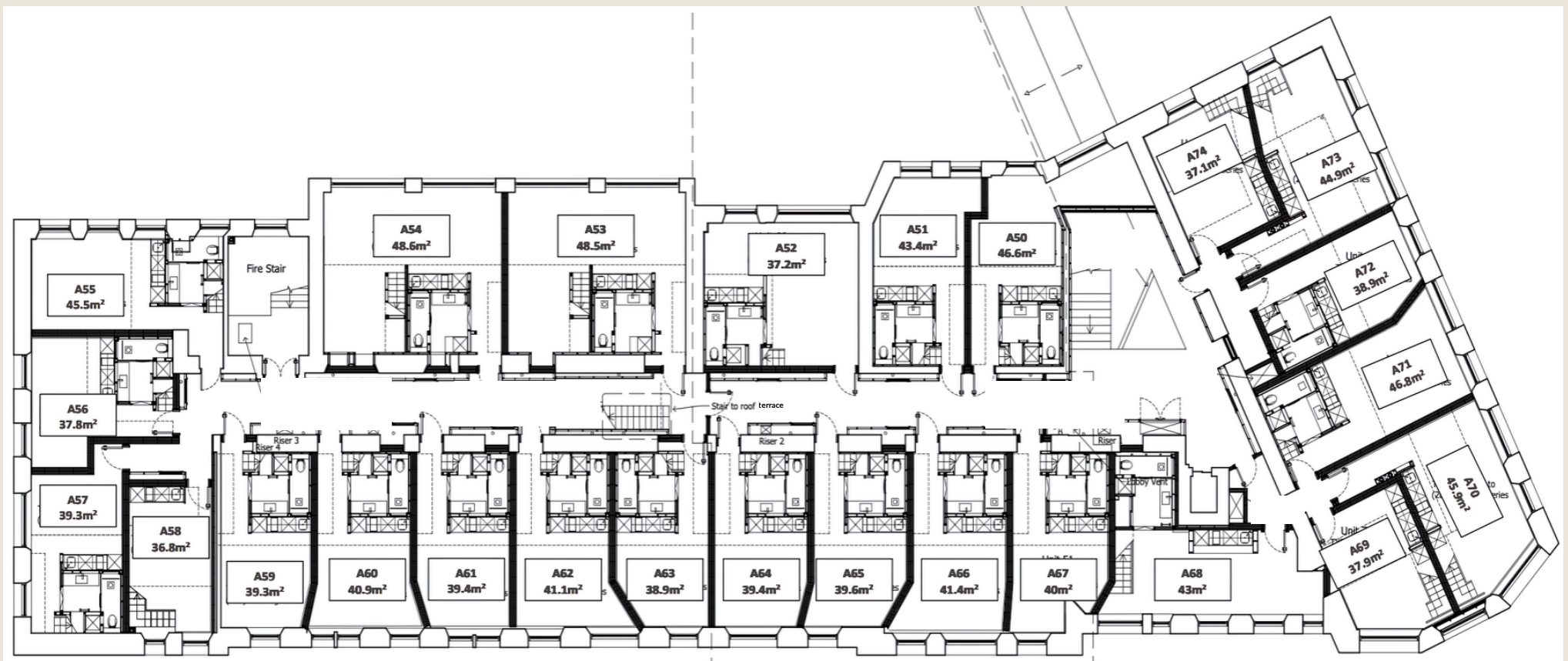
Apartments 1 - 22

Building FloorPlan - First Floor

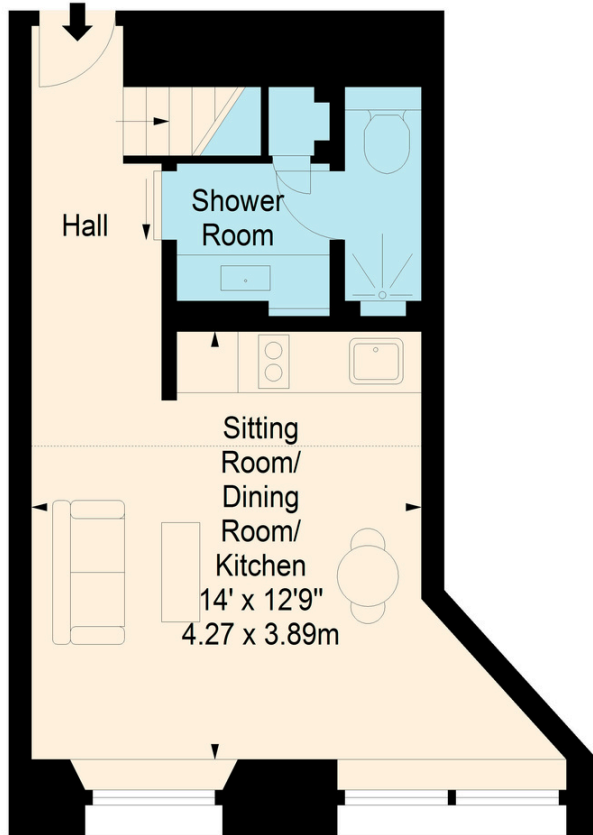


Apartments 23 - 49

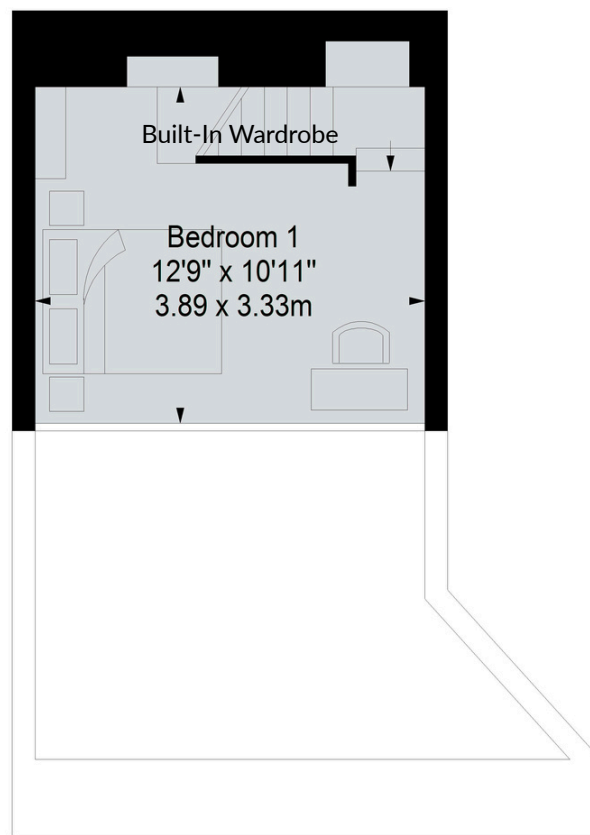
Building FloorPlan - Second Floor



Apartments 50 - 74



First Floor



Mezzanine

APARTMENTS

- Dedicated Apartment Broadband
- Abundant Natural Light
- Double Height Living Spaces
- Mezzanine Bedroom
- Under Bed Storage
- Wall Mounted Smart TV Screen
- Keyless Apartment Access
- Traditional Sash and Case Windows
- Nespresso Coffee Machine
- Built-In Wardrobes & Storage
- Induction Hobs
- Combi Microwave Oven
- Compact Dishwasher
- Cutlery, Crockery, and Glassware Provided
- Washer Dryer
- High Quality Furnished Apartments
- Caller Video Entry System
- Nest Smart Heating Controls
- EPC C

Any furnishings can be removed upon request.



A modern, bright apartment interior. In the foreground, a light-colored upholstered chair is positioned at a dark wood desk. On the desk, there is a laptop displaying a colorful abstract image, a small vase with white flowers, and a pen holder. A lamp with a black shade and a gold base stands on the left side of the desk. In the background, a bed with a grey textured blanket and a white headboard is visible. A large window with white curtains allows natural light into the room. The floor is made of light wood, and a patterned rug is partially visible in the bottom right corner.

“The staff here have been absolutely incredible, the building is in a wonderful location, dog friendly, and has great amenities including a gym, roof top terrace, and work spaces that can also be rented out. Would definitely recommend!”

RESIDENT REVIEW ON GOOGLE



HOMEVIEWS RATING

KINGSFORD RESIDENCE, EH7

Kingsford Group



4.63 rating (based on 109 reviews)

[Read reviews](#)

As of September 2025

NEXT STEPS

All prospective tenants are invited to complete an application through MyRentalCV which includes a soft credit check, employment and salary verification, and a previous landlord reference as appropriate.

If you are interested in proceeding please contact us at:



0131 285 7290



residence@kingsfordgroup.com





KINGSFORD
RESIDENCE

LUXURY BUILD TO RENT APARTMENTS IN EDINBURGH

KINGSFORDRESIDENCE.COM