



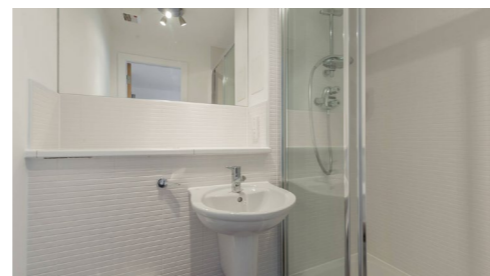
6/2 Hopetoun Street  
Bellevue, Edinburgh, EH7 4ND

CALL US ON 0131 447 4747

# 6/2 Hopetoun Street, Bellevue, Edinburgh, EH7 4ND

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Attractive and generously proportioned living room/ dining room.
- Access to private decked terrace.
- Breakfasting kitchen with integrated appliances.
- Master bedroom with built in wardrobes & ensuite shower room.
- Further double bedroom with storage.
- bathroom with shower attachment.
- Gas central heating.
- Double glazing.
- Well-maintained communal grounds.
- Secure underground parking.
- Permit & metered parking in place in surrounding streets.



## GENERAL DESCRIPTION

A fabulous ground floor flat part of a modern development in the sought after Bellevue district of the city perfectly positioned for access to a wide range of local amenities and within walking distance of Edinburgh City Centre. The property is brought to the market in move-in condition and boasts a private terrace to the front and may be suitable for a professional person/couple or perhaps somebody downsizing wanting to stay in the area.

### FACTORING NOTE:

The development is factored by Charles White at an approximate charge of £150 per month. This covers the maintenance of the communal areas and the block's buildings insurance.

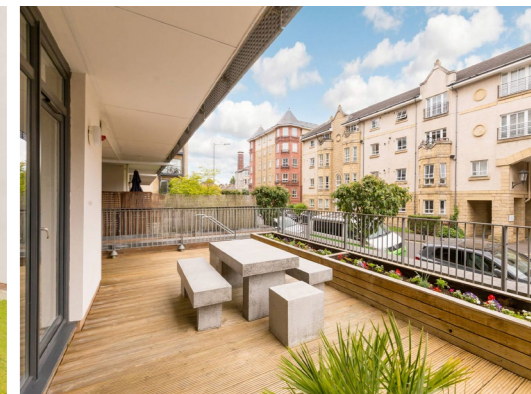
**COUNCIL TAX BAND:** E.  
**TRAIN STATION:** APPROXIMATELY 1 MILE TO EDINBURGH WAVERLEY STATION.  
**AIRPORT:** APPROXIMATELY 9.7 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.

## LOCATION

Hopetoun Street forms part of the highly sought-after residential area of Bellevue which provides many local shops and services for everyday requirements. A Tesco superstore is conveniently located on Broughton Road, just a short walk away with further amenities available in nearby Canonmills and on Broughton Street, both of which have a great selection of busy bars, boutique shops and cafes. Leisure facilities within the vicinity include the redeveloped St James Quarter, with its superb range of high street retailers and eateries, the Playhouse Theatre and Omni Centre's Health & Fitness Centre and multiscreen cinema while pleasant walks can be enjoyed along the Water of Leith, at the Royal Botanic Gardens and in Inverleith Park which are all within close proximity. The City Centre is within walking distance and excellent public transport provides quick and easy access to anywhere in the city. This includes the York Place Tram stop within walking distance. The cosmopolitan Shore area of the city, only a short distance away, offers an array of individual bars, bistros and restaurants with the Ocean Terminal Shopping Complex providing several High Street named stores.

### EXTRAS:

ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, AND WASHER/DRYER.

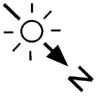




## Hopetoun Street, EH7 4ND



Approx. Gross Internal Area  
1006 Sq Ft - 93.46 Sq M  
For identification only. Not to scale.  
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**ENERGY PERFORMANCE  
CERTIFICATE RATING C**

