



Solicitors & Estate Agents










Offers Over
£250,000

31/4 Hopetoun Street

Bellevue | Edinburgh | EH7 4NF

A superb opportunity has arisen to acquire this impressive and well-proportioned second floor two bedroom flat forming part of a modern residential development within the sought-after district of Bellevue. Within walking distance of the city centre and Leith Walk where you'll find an array of excellent amenities and transport links, the property will undoubtedly appeal to professionals, buy-to-let investors and many more. Early viewing suggested.

-  2 beds
-  1 public
-  2 bathroom
-  Communal gardens
-  Residents parking
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property is presented in move-in condition while briefly comprising of; welcoming entrance hallway with a double cloak cupboard, bright and spacious lounge/diner with ample room for both lounge and dining furniture, fully-fitted kitchen with a range of integrated and freestanding white goods as well as tiling in splash areas while being styled with white units and a contrasting black worktop, good sized principal double bedroom with space for freestanding furniture, partially-tiled partially-paneled en-suite shower room, second sizeable double bedroom with room for different configurations, and a partially-paneled bathroom suite with an over-bath shower and generous storage cupboard.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £250 per quarter.



Extras

Selected fixtures and fittings, including; integrated electric hob, oven and extractor hood, freestanding washing machine, dishwasher and fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property sits within well-maintained communal grounds and for the car owner, there is private residents parking as well as visitor spaces.

Viewing

By appointment through Neilsons 0131 625 2222.





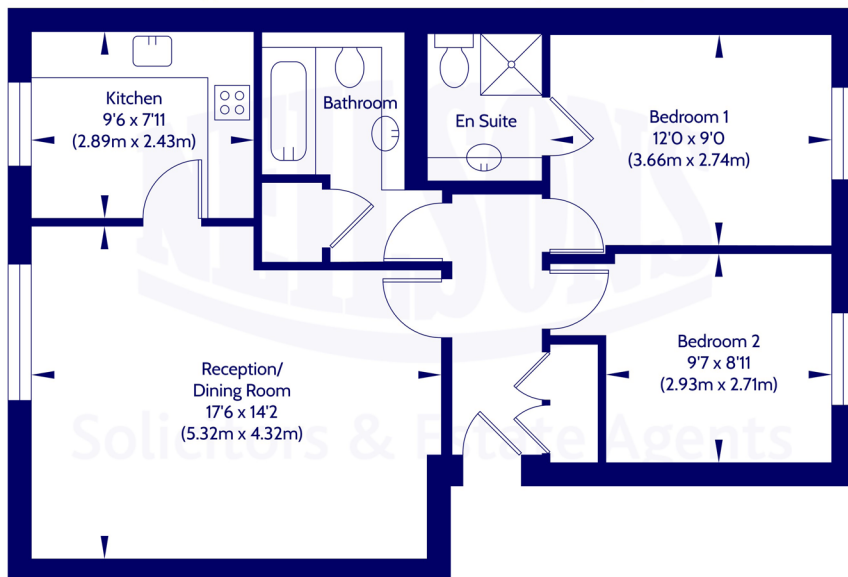
Location

Hopetoun Street forms part of the sought-after residential area of Bellevue providing 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 popular 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, Pleasant walks can be enjoyed along the Water of Leith, at the Royal Botanic Gardens and in Inverleith Park, which is 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.





Approx. Gross Internal Floor Area 64.14 Sq M / 690 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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