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Offers Over

£270,000

3/5 Hopetoun Street

Bellevue | Edinburgh | EH7 4NE

This beautifully presented top floor flat forms part of an established and well-maintained modern development, quietly positioned within the highly sought-after Bellevue area of Edinburgh. The property has been thoughtfully upgraded and meticulously maintained by the current owner, offering a genuine turn-key opportunity for any buyer seeking a stylish and effortlessly move-in-ready home. Combining elegant interiors with modern comfort, this flat perfectly blends convenience, character, and quality.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Resident permit parking
-  Communal garden grounds
-  EPC Rating – C
-  Council Tax Band – D



Description

Upon entering, a welcoming hallway gives access to all accommodation and features useful built-in storage, providing a practical and tidy introduction to the home. The heart of the property is the impressive open plan living, dining, and kitchen area, a bright and spacious setting that's ideal for both everyday living and entertaining. The room is enhanced by contemporary herringbone flooring and tasteful décor, creating a warm and sophisticated atmosphere. There is ample space for comfortable lounge furniture as well as a dining table and chairs, making it perfect for relaxed evenings or hosting guests.

The kitchen area, which has been recently upgraded by the current owner, is a particular highlight. It is fitted with a comprehensive range of soft grey wall and base units, offering excellent storage and complemented by wood-effect worktops and a matching breakfast bar for informal dining. Integrated appliances add to the seamless look and functionality of the space, while the design and layout make the most of both light and space, ensuring an elegant yet highly practical working kitchen.



The principal bedroom is a generous double, tastefully decorated in neutral tones and laid with plush carpeting for comfort. It enjoys the luxury of a modern en-suite shower room, which has been finished to a high standard with quality fittings, contemporary tiling, and a sleek glass enclosure. The second bedroom is also a well-proportioned double, again with carpeted flooring and a light, calming décor – making it ideal as a guest room, home office, or additional sleeping space.

The main bathroom has been stunningly designed to provide a spa-like feel, featuring a crisp white three-piece suite with a dual-headed thermostatic shower over the bath, a heated ladder radiator, and a range of stylish fixtures and fittings. A discreet utility cupboard offers additional storage and space for laundry appliances, helping to keep the living areas clutter-free. Additional benefits include partial floored loft with ladder access for additional storage, gas central heating, double glazing, and a secure entry system, ensuring comfort and peace of mind all year round.

Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances.

Gardens, Parking & Factors

Externally, the property benefits from one resident permit parking space and one visitor permit, ensuring convenient access for both homeowners and guests. The development also enjoys well-maintained communal grounds, providing a pleasant outdoor environment and a sense of community within the development. A factoring fee is made payable to James Gibb for the upkeep of the communal areas, this is approximately £250 per quarter and includes buildings insurance.

Viewing

Please contact Neilsons on 0131 625 2222.





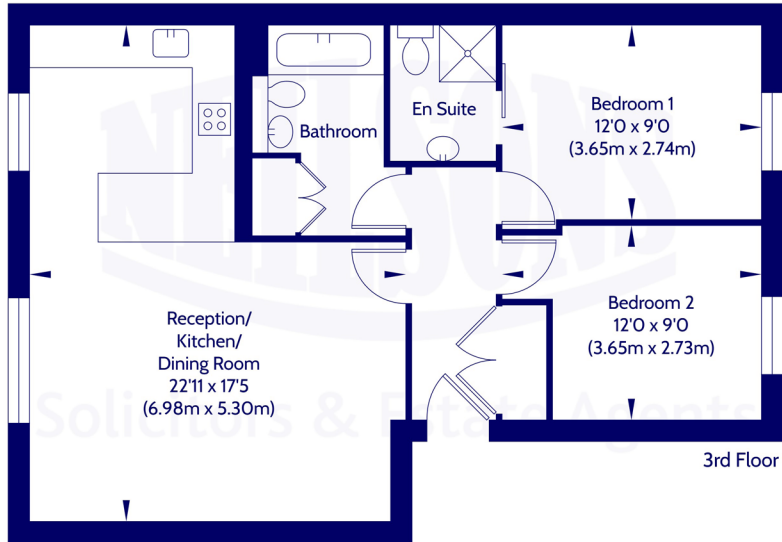
Location

Located in the desirable Bellevue district, this property enjoys a superb central setting with excellent access to a wide range of amenities. The vibrant Broughton Street is just a short stroll away, offering an array of independent shops, cafés, bars, and restaurants, while nearby Canonmills and the New Town provide further leisure and shopping opportunities. For those who enjoy the outdoors, Calton Hill, the Water of Leith Walkway, and King George V Park are all within easy reach, offering tranquil green spaces for walking or relaxation. The area is also well served by public transport, with regular bus services, tram line/stop and Waverley Station nearby, while the City Centre, Leith Walk, and Stockbridge can all be reached on foot.





Approx. Gross Internal Floor Area 64 Sq M / 694 Sq Ft.



3rd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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.



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