





Welcome

Welcome to Hopetoun Street, this well presented, two bedroom ground floor apartment forming part of a prestigious, factored development located in the sought-after Bellevue area of Edinburgh. The property offers bright, spacious and well-proportioned accommodation, further benefits include gas central heating, double glazing, communal garden grounds, private residents parking, with a resident's assigned permit and short-term visitors parking. Bellevue is a popular location on the edge of Edinburgh's new town providing many local shops and services for everyday provisions. A Tesco superstore is conveniently located on Broughton Road, just a short walk away with further amenities available in the nearby Canonmills. Leisure facilities within the vicinity include St James Quarter, the Playhouse Theatre and Omni Centre, Edinburgh city centre and Waverley train station are within walking distance. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with useful storage cupboards
- Living/dining room with direct access to the rear garden areas
- Fully fitted kitchen
- Two double bedrooms, one with an en-suite shower room
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Residents parking
- Communal garden areas





Bellevue

Bellevue is a highly sought after location within easy walking distance of the city centre and moments from the classical New Town and trendy Leith Walk. Bellevue boasts first rate transport links including quick and frequent tram and bus routes along with Waverley Station within easy reach. The area benefits from a fine selection of local amenities on your doorstep including artisan cafes, bars and restaurants with a Tesco Metro and Sainsbury's Local. Larger supermarkets are conveniently close with the Omni, St James and Ocean Terminal shopping centres handily located. Sprawling green spaces of King George V Park, Inverleith Park, Royal Botanic Gardens and Water Of Leith Walkway offer pleasant strolls making Bellevue one of Edinburgh's most popular neighbourhoods.

Extras

Included in the sale are the kitchen appliances and white goods, curtains and fixtures & fittings.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

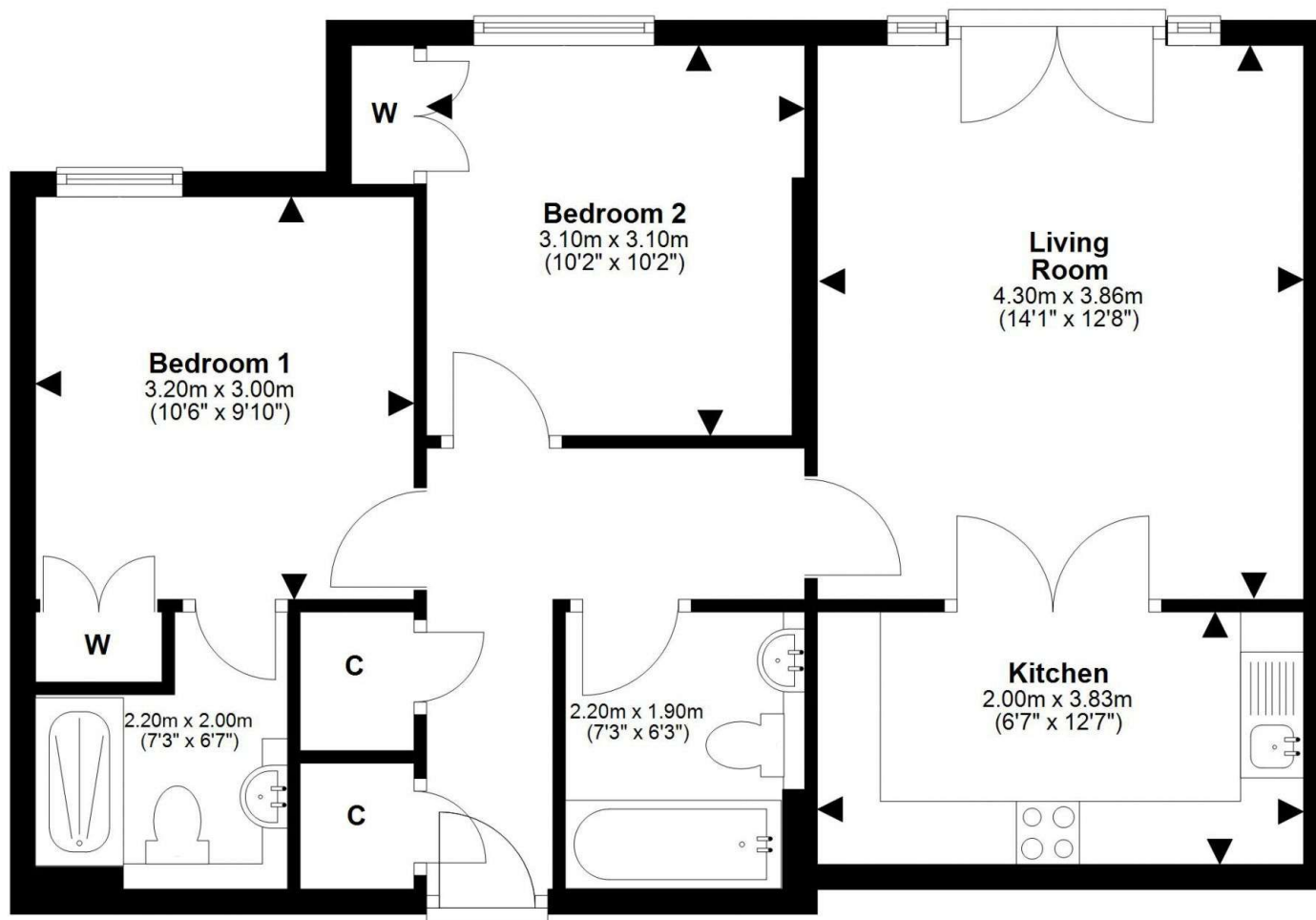
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.