



Bellevue

2a Hopetoun Street
EH7 4ND



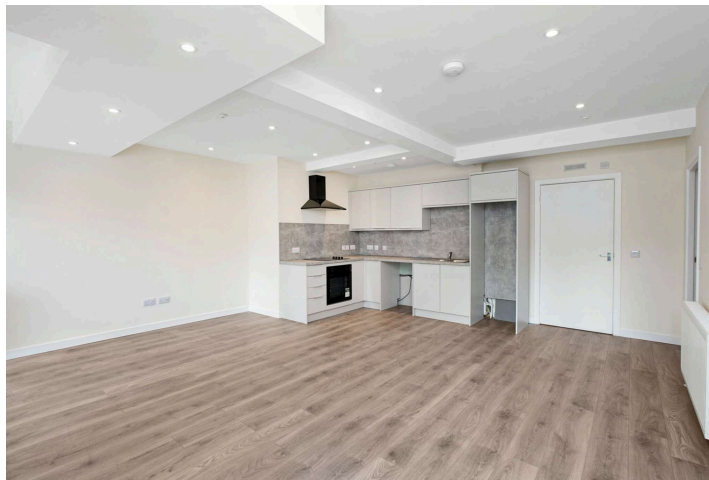
Main door ground floor flat

OFFERS OVER £275,000

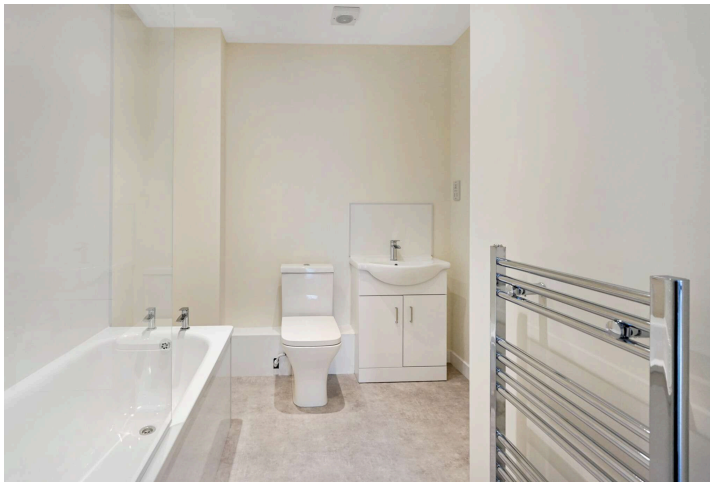
- Open plan living room /dining room/ kitchen
- 2 double bedrooms with built in storage
- Bathroom
- On street disabled parking bay directly outside the flat
- Gas central heating
- Double glazing
- Modern accommodation
- Excellent transport links
- Zoned on street parking
- Recently renovated by current owner



Viewing - by appointment call
Beveridge & Kellas on 0131 554
6321



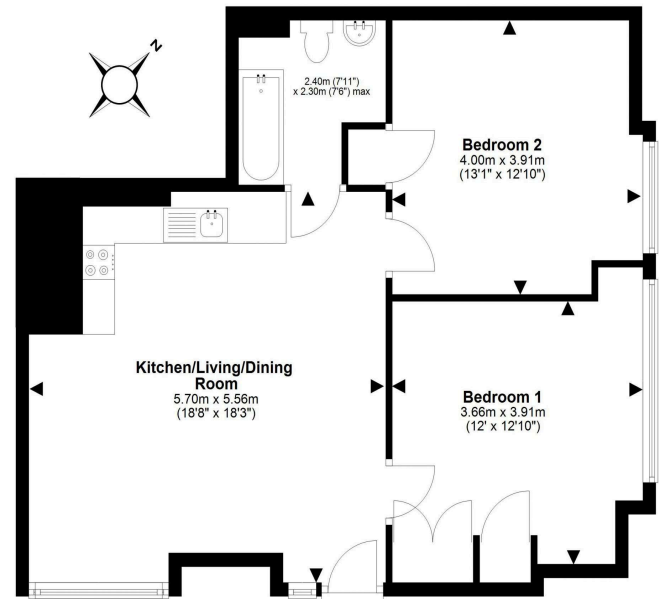




Recently renovated modern main door, 2 bedroomed flat located in the popular Bellevue district close to the City Centre. There is an abundance of recreational facilities available nearby including the Playhouse Theatre and the Omni Centre with multi-screen cinema, gym, bars and restaurants. A regular bus and tram service is available taking you to the City Centre and further afield including Edinburgh international airport. Waverley Train Station is also within easy reach as well as the St James Quarter shopping mall.

This modern flat opens into an open plan living/dining room/kitchen. The bright living area is situated to the front. The kitchen area features base and wall units, integrated oven, integrated electric hob, and a sink unit. The flat enjoys two double bedrooms to the side of the flat and they both benefit from built in storage space. Completing the accommodation is an internal bathroom with partially splashboard walls, WC, wash hand basin within a vanity unit, bath with overhead shower, and a heated towel rail.

Additional benefits include gas central heating, double glazing, zoned on street parking, an on street disabled parking bay directly outside the flat, and an excellent location close to the city centre.



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.

The factor is Myreside Management - 3 Dalkeith Rd, Mews, Edinburgh EH16 5GA. The factor fees are approx £250.00 per quarter.

EXTRAS

To include all aforementioned white goods, carpets, light fittings and blinds.

OFFERS

Offers Over are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.

