



**HOPETOUN
STREET**

EDINBURGH



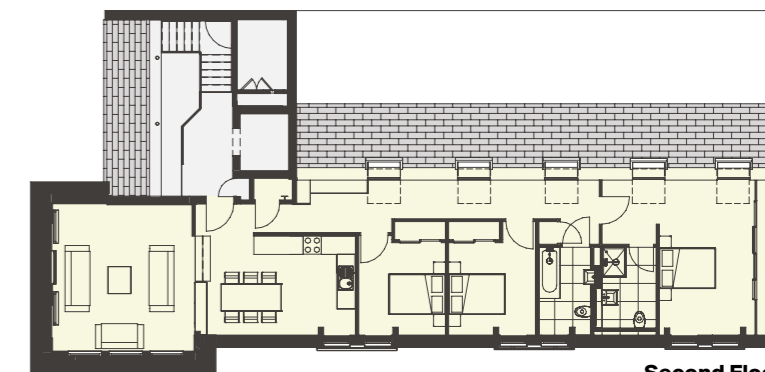
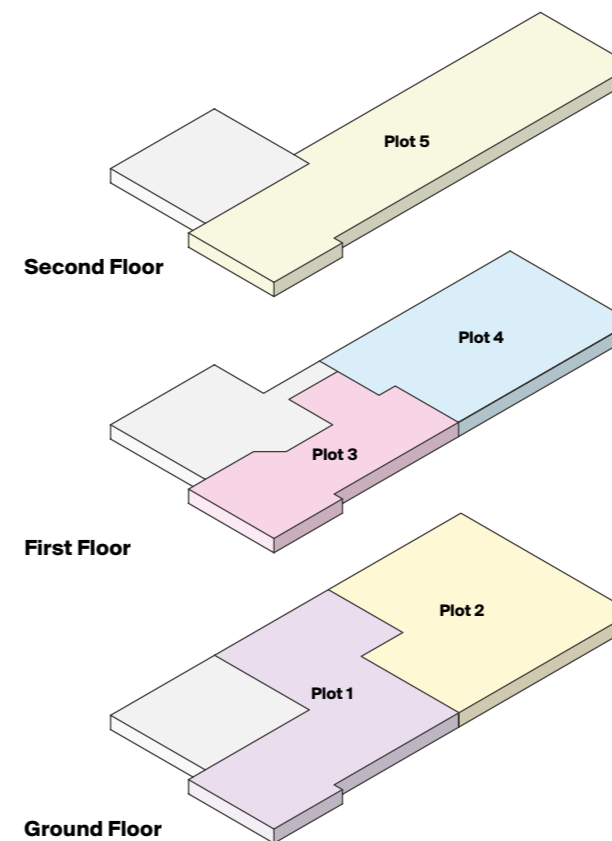
Hopetoun Street EH7

A bespoke development of five, 2 & 3 bedroom apartments located within walking distance of the city centre.



Overview

Hopetoun Street is a collection of two and three bedroom apartments which have been exceptionally designed. Despite being just a few minutes walk from the city centre, Hopetoun Street is nestled within the peaceful Bellevue area, providing all owners a quiet escape from the hustle and bustle. The building is being fully refurbished by Revie Homes and all apartments will be finished to a high specification throughout, coming with a high end fully-fitted kitchen. Each apartment is easily accessible via the communal lift.



Second Floor



First Floor



Ground Floor



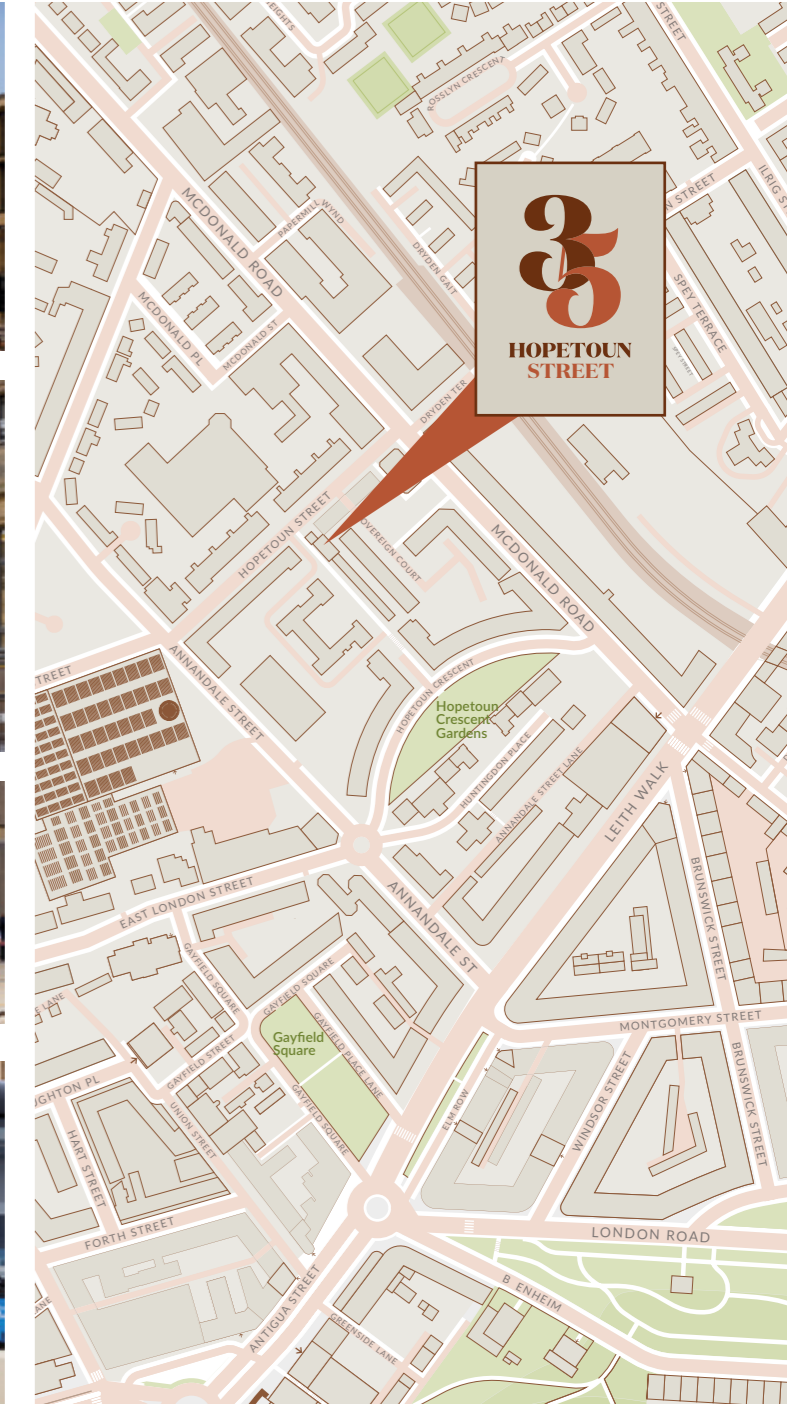
Location

Hopetoun Street is a charming residential street in Bellevue, yet is surrounded by vibrant and bustling areas such as Leith Walk, Broughton and Canonmills. This development is within easy walking distance of the city's business and financial districts, abundant shopping establishments, boutiques and bars. Renowned Art Galleries are close by along with Museums and other tourist attractions. Broughton Street's artisan shops, cosmopolitan cafés and restaurants are a stone's through away, as is the new £1bn St James Quarter retail, leisure, and residential development. The popular area of Stockbridge is also within easy walking distance. Despite its central location, Hopetoun Street is a quiet residential street with a friendly, 'village' atmosphere, making it an ideal home for professionals, first time buyers and downsizers.

The world-famous Royal Botanic Gardens are less than ten minutes' walk away. The popular Inverleith Park is also close by, and there is nearby access to the Water of Leith and the city's excellent network of cycle trails. Other nearby attractions include St Andrew's square, the Playhouse Theatre, and the Omni Centre which boasts a multi-screen cinema, various dining options and a Nuffield Health Leisure Centre.

The development boasts easy access to Waverley Station, Edinburgh International Airport; the City Bypass, and Scotland's central motorway network. The Edinburgh Tram Line is also just around the corner on Leith Walk which provides direct access to BT Murrayfield Stadium, Edinburgh Airport and down to Newhaven.

This is an excellent residential development in a sought-after central location and early viewing is recommended.



Plot 1

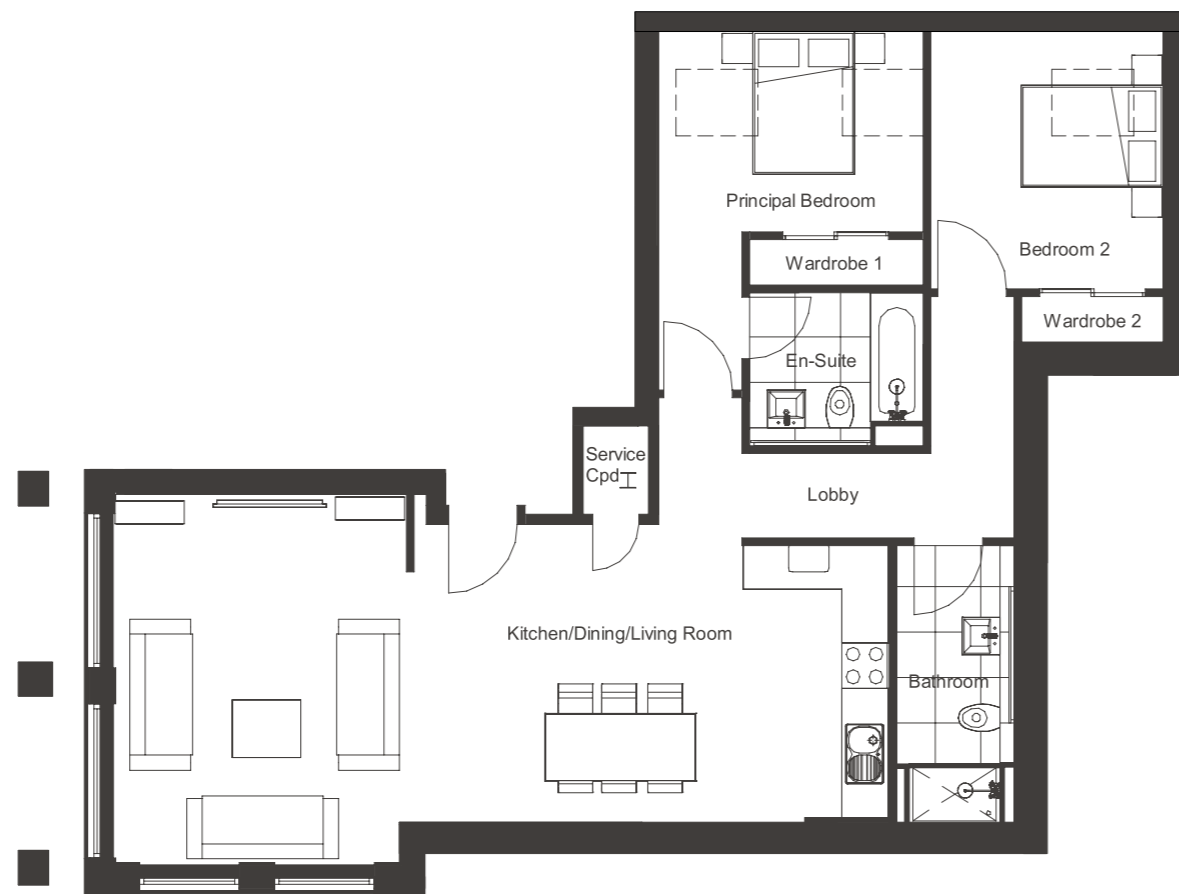
A stylish ground floor two bedroom, two bathroom apartment with a generous open plan kitchen/living/ dining space. Permit parking available via application.



Ground Floor		
Kitchen/Dining/Living room	6.3 x 3.9m	20'8" x 12'9"
Lounge	4.3 x 3.9m	14'1" x 12'9"
Principal bedroom	3.5 x 2.7m	11'5" x 8'10"
Principal en suite	2.3 x 1.8m	7'7" x 5'11"
Bedroom 2	3.1 x 3.4m	10'2" x 11'1"
Bathroom	1.4 x 3.7m	4'7" x 12'2"

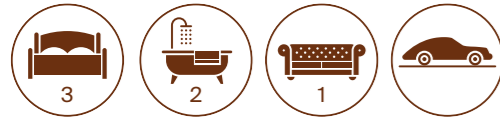
Approximate Gross Internal Floor Area 985 Sq Ft - 91.3 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Plot 2

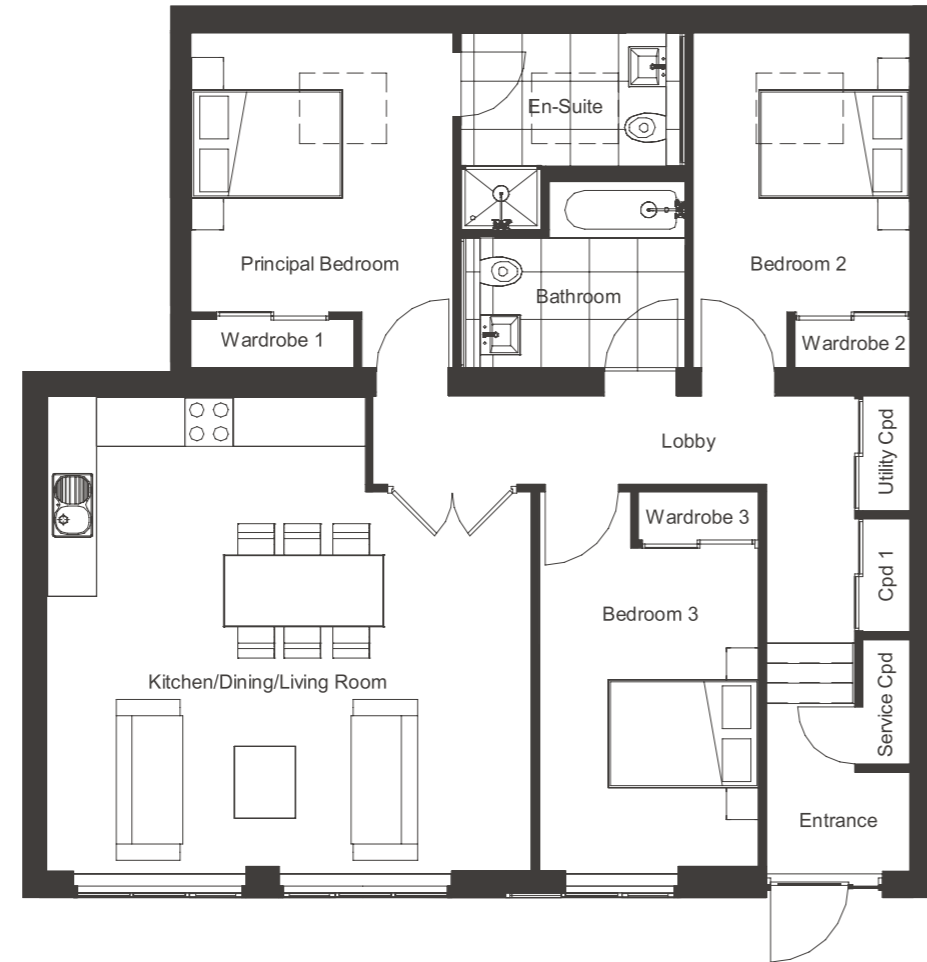
A main door ground floor apartment with a bright open plan kitchen/living/dining area. This apartment comes with three double bedrooms with in-built storage, with the principle bedroom also benefitting from an en-suite. A central bathroom, utility cupboard and additional storage completes the property. This apartment also benefits from permit parking and a private parking space (subject to planning approval).



Ground Floor		
Kitchen/Dining/Living room	6.1 x 5.9m	20' x 19'4"
Principal bedroom	3.1 x 3.4m	10'2" x 11'1"
Principal en suite	2.6 x 1.7m	8'6" x 5'7"
Bedroom 2	2.7 x 3.5m	8'10" x 11'5"
Bedroom 3	2.7 x 4.0m	8'10" x 13'1"
Bathroom	2.6 x 2.3m	8'6" x 7'7"

Approximate Gross Internal Floor Area
1140 Sq Ft - 105.9 Sq M

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Plot 3

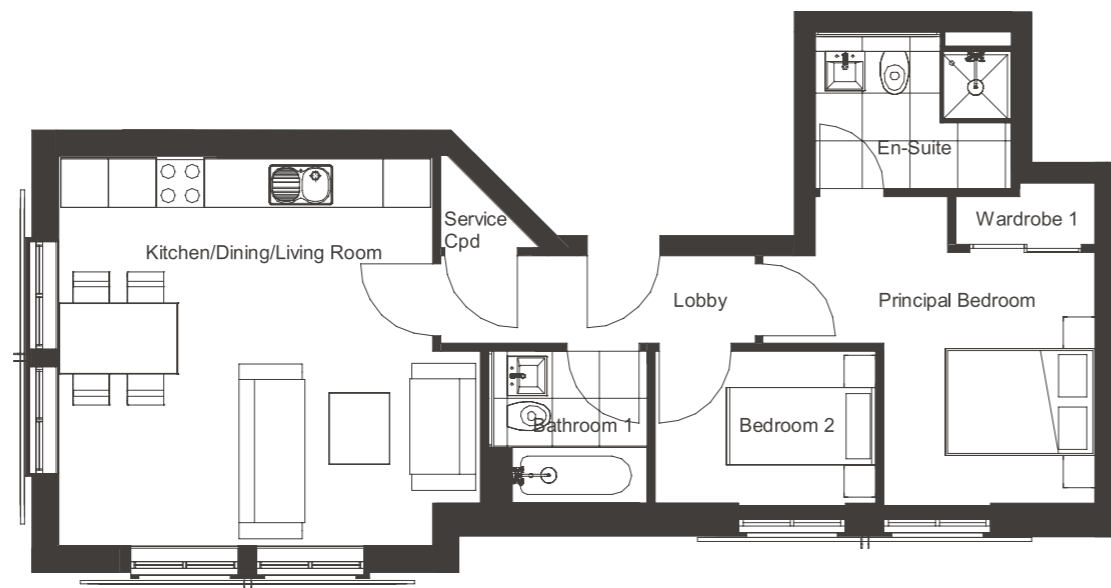
A well designed two bedroom apartment located on the first floor, with a well-appointed kitchen/living/dining space which outlooks towards Calton Hill. This apartment features an en-suite to the principal bedroom and a central family bathroom. Permit parking is available via application.



First Floor		
Kitchen/Dining/Living room	4.7 x 4.9m	15'5" x 16'0"
Principal bedroom	2.7 x 3.2m	8'10" x 10'5"
Principal en suite	2.5 x 1.7m	8'2" x 5'7"
Bedroom 2	2.8 x 1.9m	9'2" x 6'2"
Bathroom	1.8 x 1.9m	5'11" x 6'2"

Approximate Gross Internal Floor Area 625 Sq Ft - 58.2 Sq M

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Plot 4

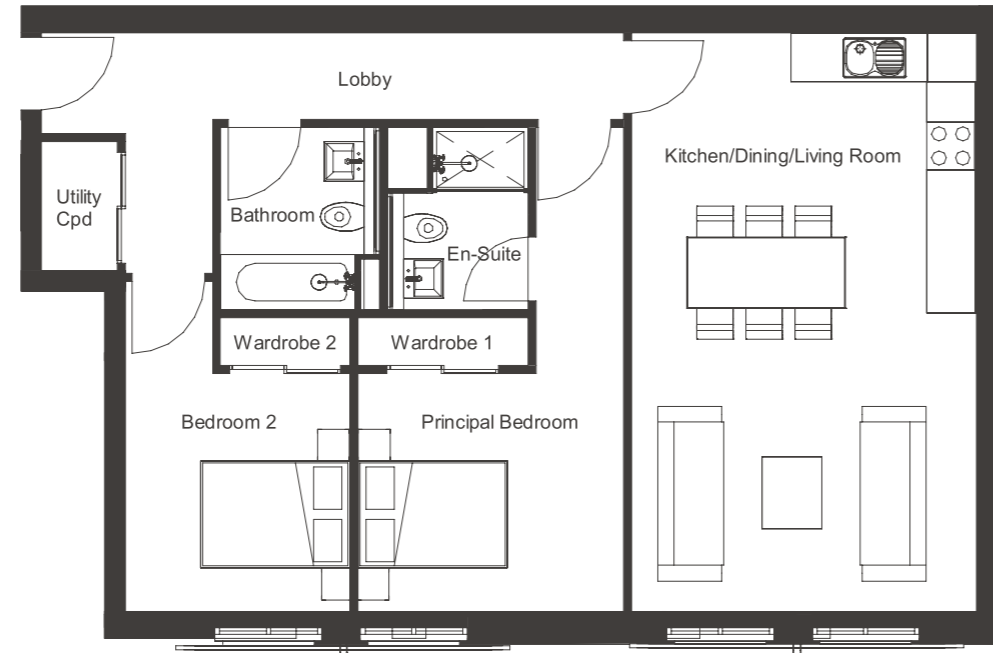
A two bedroom, two bathroom apartment with a spacious kitchen/living/ dining room. Each bedroom benefits from ample in-built storage and there is also a utility cupboard in the hall. Permit parking is available via application.



First Floor		
Kitchen/Dining/Living room	4.3 x 7.3m	14'1" x 23'11"
Principal bedroom	3.3 x 3.0m	10'9"x 9'10"
Principal en suite	1.6 x 2.3m	5'3" x 9'10"
Bedroom 2	2.8 x 2.3m	9'2" x 9'10"
Bathroom	1.8 x 2.3m	5'11" x 9'10"

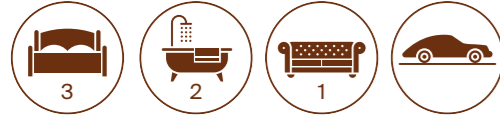
Approximate Gross Internal Floor Area
875 Sq Ft - 81.3 Sq M

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Plot 5

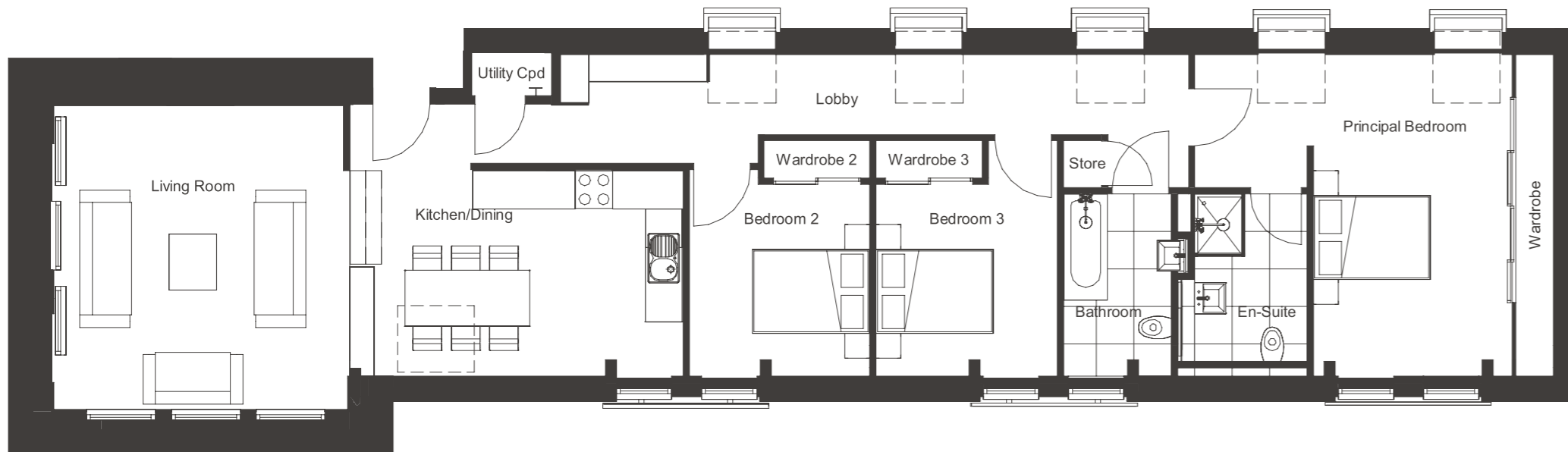
An exceptional penthouse apartment with far reaching views across the city of Edinburgh and Calton Hill. This home has three spacious double bedrooms, two bathrooms, a utility cupboard along with plentiful storage space throughout. There is permit parking available and a private parking space (subject to planning).



Second Floor		
Kitchen/Dining	5.3 x 3.3m	17'4" x 10'9"
Living room	4.7 x 4.9m	15'5" x 16'0"
Principal bedroom	3.2 x 5.2m	10'5" x 17'0"
Principal en suite	2.1 x 2.7m	6'11" x 8'11"
Bedroom 2	2.9 x 3.1m	9'6" x 10'2"
Bedroom 3	2.9 x 3.1m	9'6" x 10'2"
Bathroom	1.7 x 2.9m	5'7" x 9'6"

Approximate Gross Internal Floor Area
1310 Sq Ft - 121.5 Sq M

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The Developer - Revie Homes

Revie Homes specialises in developments of bespoke apartments, houses and mixed use schemes with a typical project having between 5 and 30 units. This means each property is individually designed and has truly unique living spaces. All work at Revie Homes is centred around high end projects offering the best of modern living.

Revie Homes is part of the Revie Group based in Glasgow, but operate throughout the UK. They own, manage and develop residential and commercial properties throughout the UK with a track record consisting of property investment and property development. They have quickly built a reputation for high end living in desirable locations across Britain.

Taylor & Martin

- The factor for this development will be Taylor & Martin.
- Taylor & Martin is a bespoke property management service with the sole focus of catering to homeowners who desire a premium service.
- This factor is completely unique in the way they operate, by offering a fully transparent service.
- They carry out monthly site visits to all properties they manage, as well as setting out planned preventative maintenance strategies with owners.
- Factoring charges and breakdowns are available upon request to Knight Frank.

Specification

Kitchen

- High quality kitchen and worktops – Riddle and Coghill German Schuller kitchen and stone décor effect worktops.
- Siemens oven, microwave and Induction Hobs.
- High specification integrated appliances and white goods including Integrated washer/dryer in specific apartments.*

Penthouse Kitchen

- Silestone 20mm Quartz worktops with 100mm Upstands
- Siemens combination microwave oven
- Flexible kitchen fit out options available

Bathroom & En suites

- Hansgrohe and RAK sanitaryware
- Hansgrohe taps, showers and fittings
- Chrome towel rails
- Custom fit large span mirrors
- High quality Rak Tiling to walls and floors

Penthouse Bathroom

- Matt Black Hansgrohe taps, showers, towel rail and fittings throughout

Decoration & Finishes

- High quality painted finish to internal walls, ceilings, and woodwork
- High specification real Oak veneer solid core timber doors
- Polished Chrome lever door handles and hinges
- Luxury Matt Black ironmongery throughout penthouse
- Fitted Cormar carpets in all bedrooms
- High quality Amtico (or equivalent LVT) to living, dining, hallways and kitchen areas

Plumbing & Heating

- Energy efficient electric boiler and radiators throughout, delivering mains pressure showering, fast filling baths and a balanced supply to multiple tap outlets.
- A low carbon heating system that does not require a separate gas boiler.
- Modern design radiators throughout

Electrical

- Low energy lighting fitted throughout
- Spotlights in kitchen, hallways, and bathroom areas
- Pendants in bedrooms and living areas

Security & Safety

- Secure communal door entry system
- Interlinked heat and smoke detectors

Storage

- Ample storage within each apartment
- Communal bike stores
- Communal kerb side bin provision
- Large full wall bespoke sliding door wardrobes to principal bedroom (Buyer can kit out as per their requirements / own preference)
- Built in wardrobes to all bedrooms, with sliding glazed doors (mirrored/ frosted)

Externals & Construction

- Existing building fully refurbished to a high standard
- Aluminium doubled glazed windows
- High performance timber apartment entrance doors fitted with multi point locking system

- High levels of insulation upgrades to meet current building standards.
- Professional Consultants Certificate on all properties
- Permit Parking applications available for all apartments
- Subject to planning – two private parking spaces available by separate negotiation

* Where a flat has a separate utility cupboard it will have plumbing and electric fitted for a washing machine but no appliance supplied.

NB. Some of the images are computer generated and for illustration purposes only. The developer has the right to vary the specification as required.

Financial Guarantee/ Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated 22 September 2023 2:37 pm. Photographs and videos dated September 2023. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com





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