

D.J.ALEXANDER



9/13 Hopetoun Crescent
Edinburgh | EH7 4AU



Property Overview

- Hall with two storage cupboards
- Sitting room
- Kitchen
- Principal bedroom with en-suite shower room
- One further double bedroom
- Bathroom
- Gas central heating
- Double glazing
- Communal garden grounds
- Residents permit parking

Description

This well-presented two-bedroom second floor flat forms part of a modern development and within easy reach of the city centre. The bright neutrally decorated accommodation comprises: welcoming hall with two storage cupboards; large sitting room with ample space for dining; contemporary kitchen with wall and floor mounted storage, tiled splashback and integrated appliances; principal bedroom with built-in wardrobe and en-suite shower room; one further double bedroom with built-in wardrobe; and a bathroom with three-piece white suite. The property has the benefit of gas central heating and double glazing. There are communal landscaped grounds and residents permit parking in the development adding to the appeal of the property.

The property is managed by Trinity Factors at an approx. monthly cost of £85 which includes communal cleaning, common parts repair & maintenance, communal electricity, grounds maintenance, bin cleaning and management fee etc. Block insurance is also arranged by Trinity Factors at an approx. monthly cost of £35.



Extras: All fitted flooring, window coverings and integrated appliances are included in the sale. Some items of furniture may be available by separate negotiation. No warranties, guarantees or inventory will be provided.



Location

Hopetoun Crescent is situated in a convenient location less than a mile from Princes Street and approximately a third of a mile from the hustle and bustle of Broughton Street. The area is renowned for offering a fine array of bars, cafes and restaurants, whilst the Omni Centre, at the top of Leith Walk, has a further selection of eateries, a gym and a multiplex cinema. Leith Walk provides a choice of shops and local amenities including a Tesco Metro, whilst there is a larger Tesco situated at Canonmills. Open spaces to be found in the locale include Calton Hill, which provides magnificent panoramic vistas over the city, or the green and leafy spaces of The Botanical Garden in Inverleith. Regular buses and trams provide access to many parts of the city including Edinburgh Airport and for those travelling by train Waverley Station is less than a mile away. The tram line is currently being extended from York Place to Newhaven with stops on Leith Walk, this is due for completion in early 2023.





Viewings

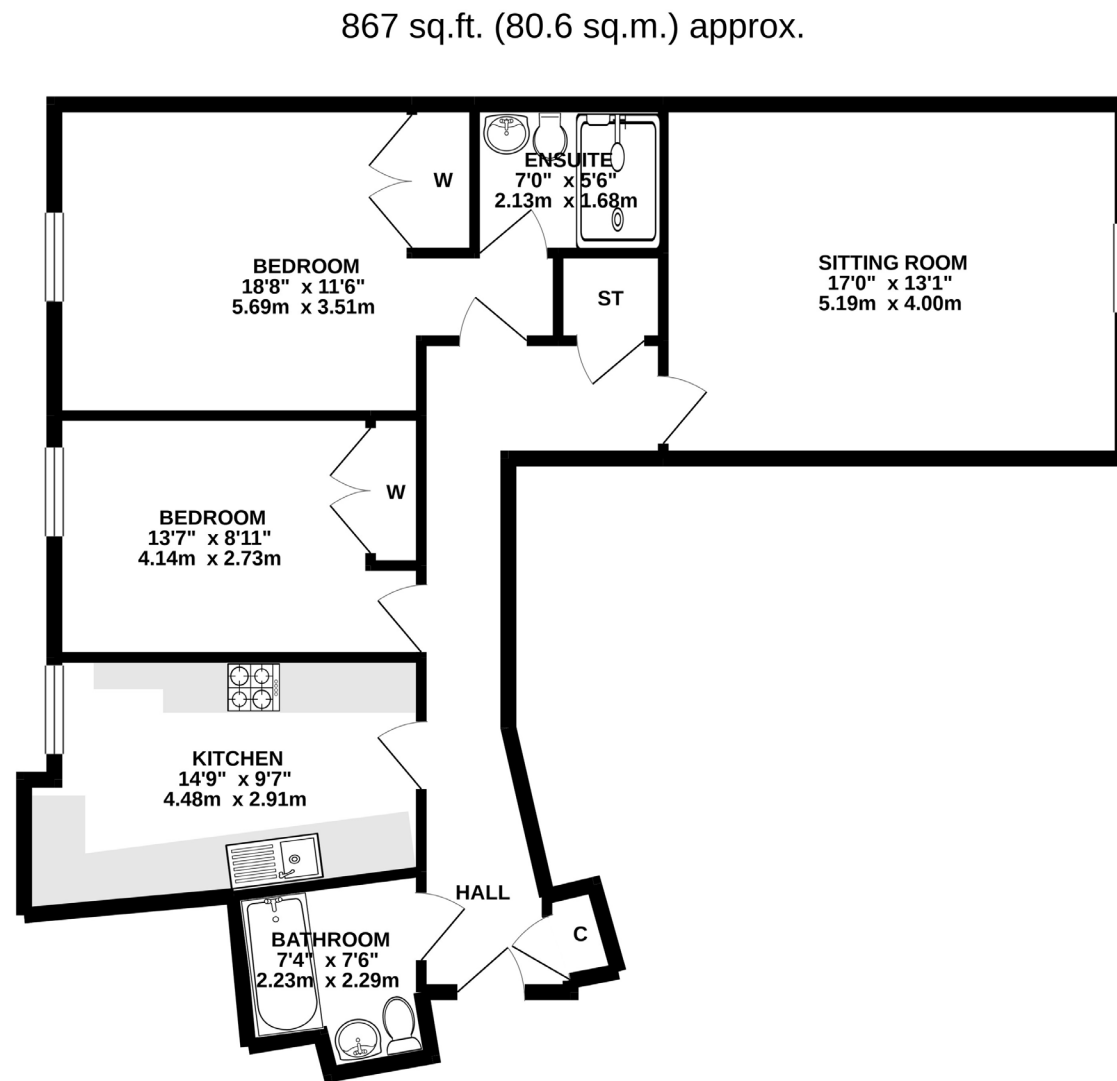
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This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites

www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com



9 HOPETOUN CRESCENT, EDINBURGH

TOTAL FLOOR AREA: 867 sq.ft. (80.6 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.