



# Flat 3, 18 Hopetoun Street

Bellevue, Edinburgh, EH7 4GH



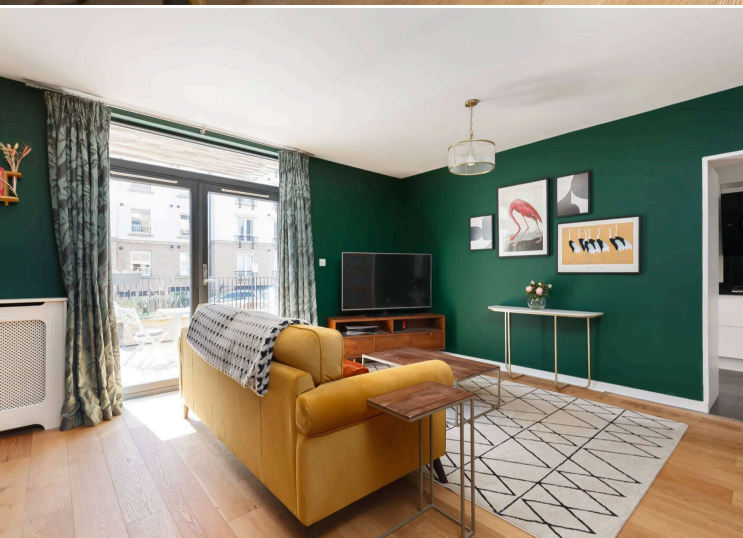
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## Superb elevated ground floor apartment with fabulous south-facing decked terrace & secure parking

- Stylish sitting/dining room
- Kitchen
- Principal bedroom with en-suite
- Double bedroom 2 - built-in wardrobes
- Bathroom
- Lift & secure entryphone
- Bright & tastefully presented
- Fabulous, decked south-facing terrace
- Secure underground residents' parking
- Gas central heating & double glazing



**Offers Over: £365,000**

**EPC Rating: B**

**Council Tax: E**

**Tenure: Freehold**

Further information can be found in the home report.

**vmh.co.uk**



# About the Property

Forming part of an exclusive modern development this exceptional 2 bedroom elevated ground floor apartment is located in the desirable district of Bellevue. The property lies within easy walking distance of all the amenities on Leith Walk and the City Centre. To the front of the property is a wonderful south-facing decked terrace that is accessed directly from the sitting/dining room. Secure parking is also available in the residents' car park.

The interior is stylish and tastefully presented throughout and offers bright and well proportioned accommodation in excellent order throughout.

## Management

The development is factored and maintained by James Gibb for an approximate quarterly fee of £400 which includes buildings insurance.

## Extras

All fitted floor coverings, curtains, curtain poles, blinds, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price.



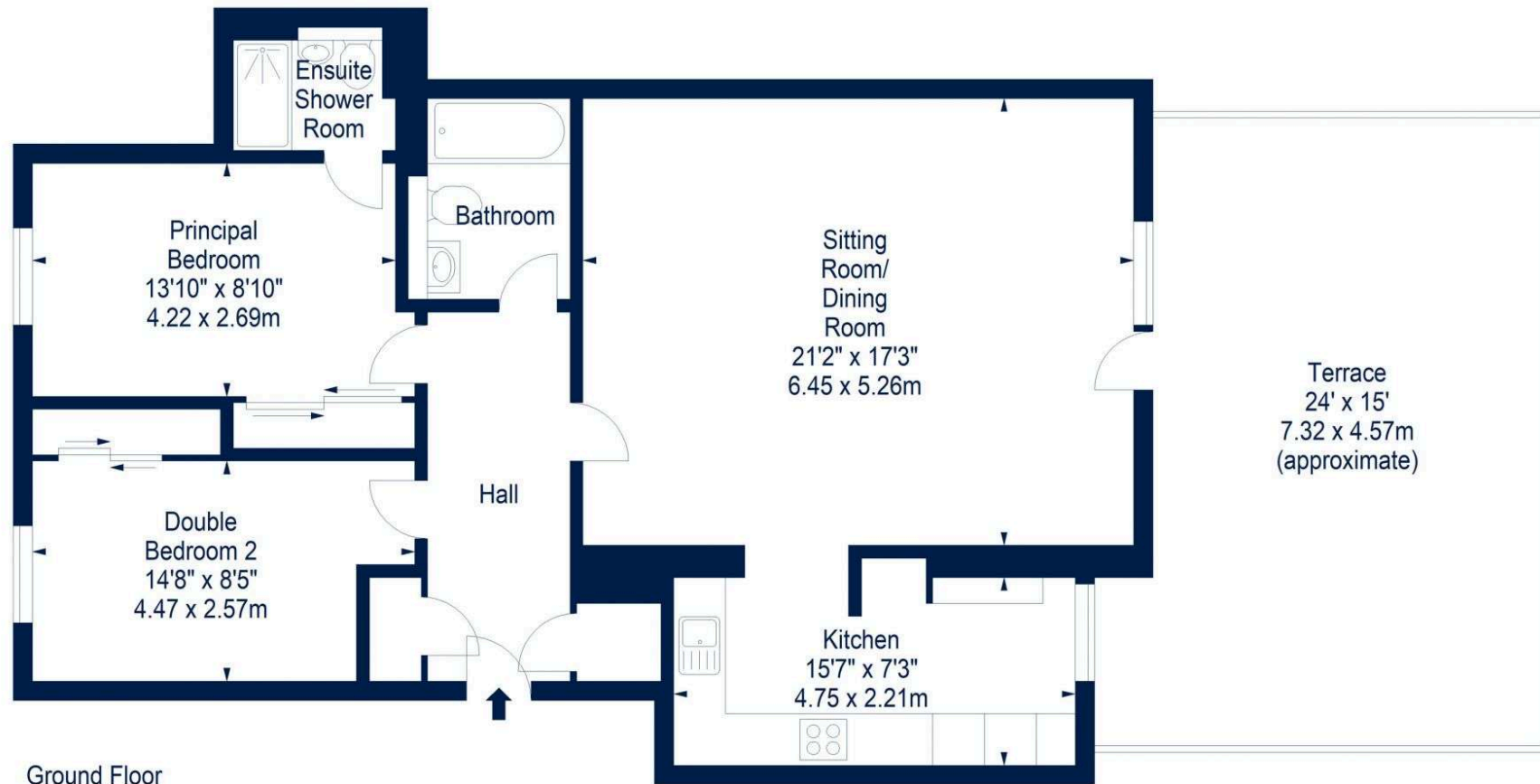




## Location

Bellevue is located only a short walk from the commercial heart of Edinburgh's Princes Street and George Street. This location offers all the convenience of city centre living combined with the benefit of good local amenities and transport links. There is an array of high-quality restaurants, bars and shops within easy reach especially on Broughton Street. There are ample shopping facilities close by at St James Quarter and leisure facilities at the Omni Centre include a multi-screen cinema, Nuffield Health Fitness & Wellbeing Gym and numerous restaurants. There are excellent transport links with bus services to the city centre, the tram terminus at York Place, and Waverley rail station and St Andrew Square bus station within easy walking distance. The delightful open green spaces of the Royal Botanic Gardens, Warriston Playing Fields, Inverleith Park and the impressive Water of Leith walkway and cycle path, are also within close proximity.

# 18 Flat 3 Hopetoun Street, Edinburgh, Midlothian, EH7 4GH



Flat - Approx. Gross Internal Area - 993 Sq Ft - 92.25 Sq M

For identification only. Not to scale. © SquareFoot 2025





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