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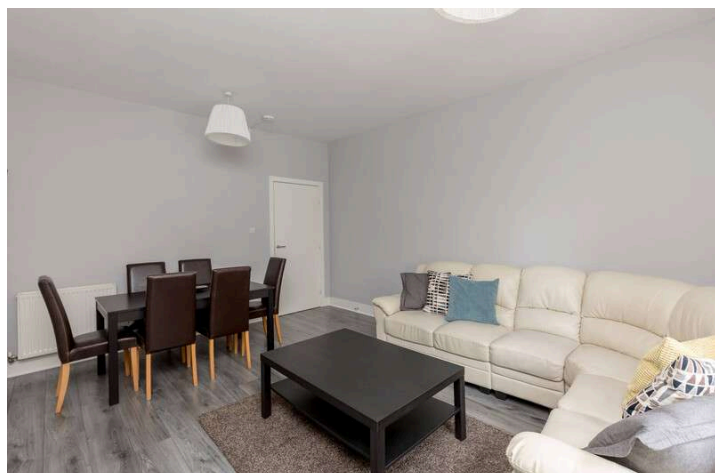
12/4 Hopetoun Crescent  
Edinburgh, EH7 4AU

Hall  
Spacious lounge  
Breakfasting kitchen  
Master bedroom  
En-suite shower room  
Second double bedrooms  
Bathroom  
Residents parking in secure underground car park  
Double glazed  
Gas central heating  
EPC: C  
Council tax band: E

12/4 Hopetoun Crescent is a contemporary modern ground floor two bedroom apartment on the edge of Edinburgh's New Town offering spacious and well-proportioned accommodation with a pleasant outlook to the rear over the private landscaped gardens. This superb property forms part of a prestigious development and benefits from having private residents parking facility in a secure underground garage. The property offers great potential as an investment opportunity for those seeking a "Buy to let" opportunity as well as being a fantastic city centre home within close proximity to Edinburgh's bustling city centre. Full gas central heating and double glazing ensures a comfortable living environment.

The spacious well designed accommodation comprises; reception hall, spacious lounge, breakfasting kitchen fitted with base and wall mounted units, master bedroom with built-in wardrobes and contemporary en-suite shower room, second double bedrooms and bathroom with three piece suite and shower over bath. Each property is given one permit and a visitor permit which allows access to the underground parking facility.

Hopetoun Crescent is situated in the Bellevue area of Edinburgh on the edge of the historic New Town and has all the benefits of city living within easy walking distance. These include the main shopping and commercial areas of Princes Street and George Street, yet the location retains a quiet ambiance. The new St James Quarter with its wide array of shops and restaurants is within easy walking distance of the property and John Lewis and Harvey Nichols are also close-by. Broughton Street offers a more eclectic selection of specialist shops and the Omni Centre has a multi screen cinema, private gym and a number of restaurants which is next to the Playhouse Theatre. Edinburgh is also very well regarded for its green spaces and the Royal Botanic Gardens offer many pleasant walks. Regular public transport services operate nearby to and from the city centre and to surrounding areas including the tram service which is a five minute walk away. Edinburgh Waverley Railway Station is also close by and provides an excellent rail link to both East and West Lothian and beyond.

















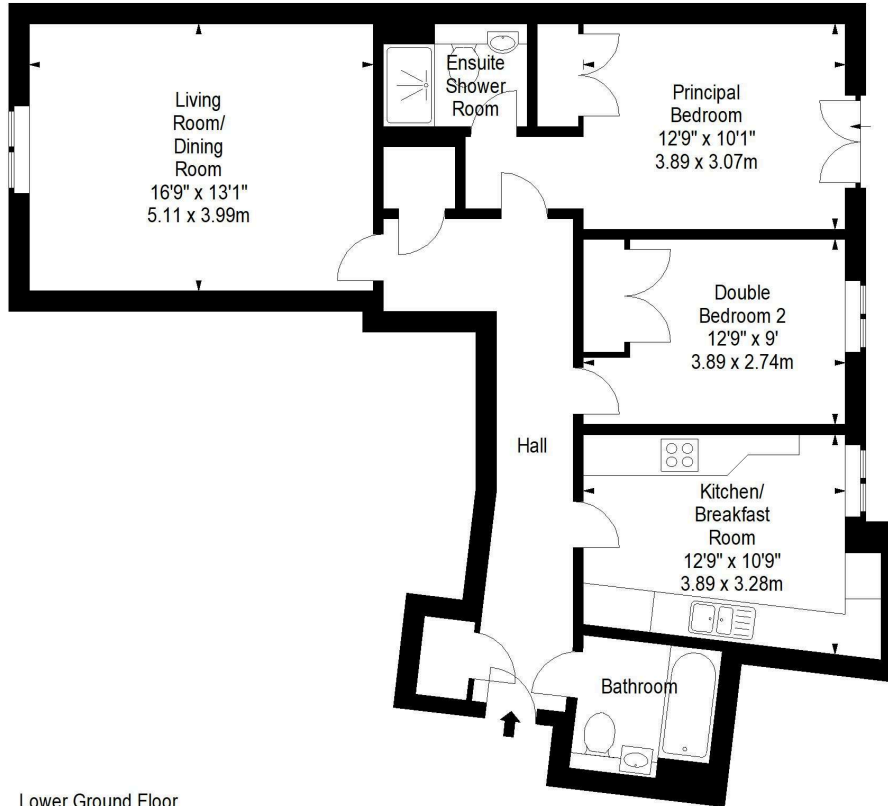
**Hopetoun Crescent,  
Edinburgh, EH7 4AU**



Approx. Gross Internal Area  
900 Sq Ft - 83.61 Sq M

For identification only. Not to scale.

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Lower Ground Floor

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit  
[www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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