

Jardine Phillips
Solicitors • Estate Agents

BELLEVUE

85/5 HOPETOUN STREET
EH7 4NJ



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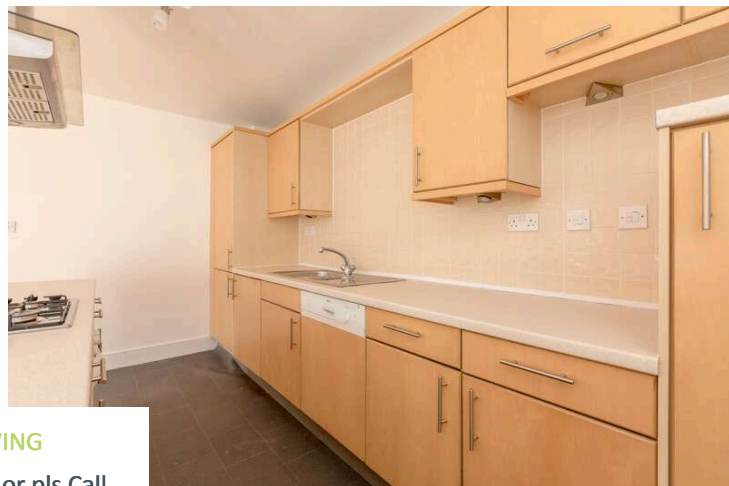
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EPC RATING: B

OFFERS OVER £315,000

PROPERTY DESCRIPTION

- Long hallway with three handy storage cupboards
- Very sunny, spacious open plan living/dining/kitchen with a wide range of wooden fitted units, integrated appliances and an island, with twin windows and door leading to
- South east facing balcony
- Master bedroom with twin windows & triple wardrobe
- Ensuite shower room with walk in mains shower, built in vanity sink & wc
- Double bedroom 2 overlooking the balcony
- Bedroom 3 with fitted wardrobe which could be used as a study
- Family bathroom with bath with mains shower over, built in vanity sink & wc
- Gas fired central heating from combi boiler located within a hallway cupboard
- Upvc double glazed windows
- Well maintained landscaped communal gardens surrounding the development
- Unallocated secure residents' basement parking for two vehicles
- Factor fee of £120pcm payable to Trinity Factors to cover maintenance of the building & grounds, lift and block buildings insurance

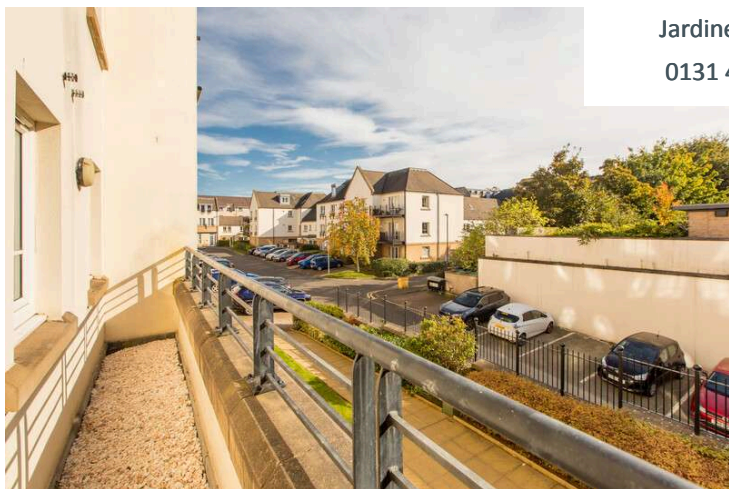


VIEWING

Sun 2-4pm or pls Call

Jardine Phillips

0131 4466850





BRIGHT & MODERN THREE BED FIRST FLOOR FLAT WITH BALCONY - WALKING DISTANCE TO THE CITY CENTRE

This well maintained contemporary property would be ideal for sharers, professionals working from home or a young family, being in the catchment for the well renowned Broughton Primary School. It has a large open plan living space - ideal for entertaining - three good sized bedrooms, two bathrooms, secure parking for two cars and well maintained communal gardens. Minutes from all the wonderful shopping facilities & amenities of trendy Leith Walk, the St James Quarter, Broughton and the city centre. Excellent transport links nearby and easy access to the motorway network.

AREA

The flat is located in Bellevue with all the amenities of Leith Walk & Broughton close by, including numerous supermarkets (Tesco, Lidl & M&S Simply Food), independent stores, coffee shops, bars & restaurants. The city centre is also a short walk away with its wonderful array of amenities, shopping & nightlife. The property is in the catchment for Broughton & St Mary's RC Primary Schools and Drummond Community & St Thomas of Aquin's High Schools. There are a good range of gyms in the vicinity together with Victoria Swim Centre. The flat is also well placed for walks along the Water of Leith or The Royal Botanic Gardens. There are excellent bus services available connecting you with the whole of Edinburgh, the tram can be picked up from Leith Walk taking you to the Airport or to Newhaven, and the motorway network is also easily accessible.

PARKING

Unallocated secure residents' basement parking for two vehicles

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, integrated dishwasher & washing machine are included in the sale.

HOME REPORT VALUATION

£325,000

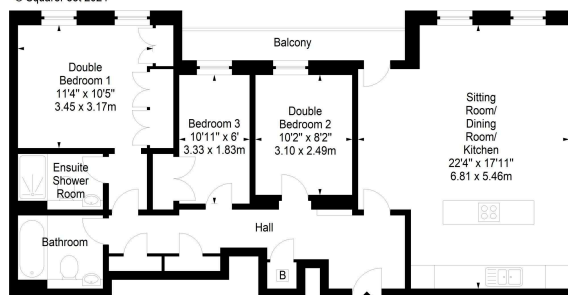


Sitting/dining/kitchen	22'4 x 17'11 (6.81 x 5.46m)
Bedroom 1	11'4 x 10'5 (3.45 x 3.17m)
Bedroom 2	10'2 x 8'2 (3.10 x 2.49m)
Bedroom 3	10'11 x 6' (3.33 x 1.83m)

Hopetoun Street, EH7 4NJ



Approx. Gross Internal Area
938 Sq Ft - 87.14 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

