

# 3/6 Hopetoun Crescent

BELLEVUE, EDINBURGH, EH7 4AY



*IMMACULATELY PRESENTED TWO BEDROOM TOP FLOOR FLAT IN A HIGHLY SOUGHT AFTER AREA*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







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Located on the top floor of a well-maintained building on Hopetoun Crescent, this charming two-bedroom flat in a sought-after area.

As you step inside, the living room is immediately to your left. Through an open doorway in the corner, you'll find the modern kitchen, fitted with sleek appliances including an electric hob, oven, and fridge/freezer, making it the ideal spot for preparing meals.

At the other end of the hallway are two double bedrooms, each offering ample space for storage and comfort. Adjacent to the bedrooms is the main three-piece bathroom. Additionally, the flat features a convenient cloakroom further down the hall, adding extra practicality to this lovely home.

This property offers the perfect combination of modern living and a prime location, close to local amenities and transport links. Ideal for couples, small families, or professionals seeking a comfortable, stylish flat in the heart of the city.

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**Bedroom 1**



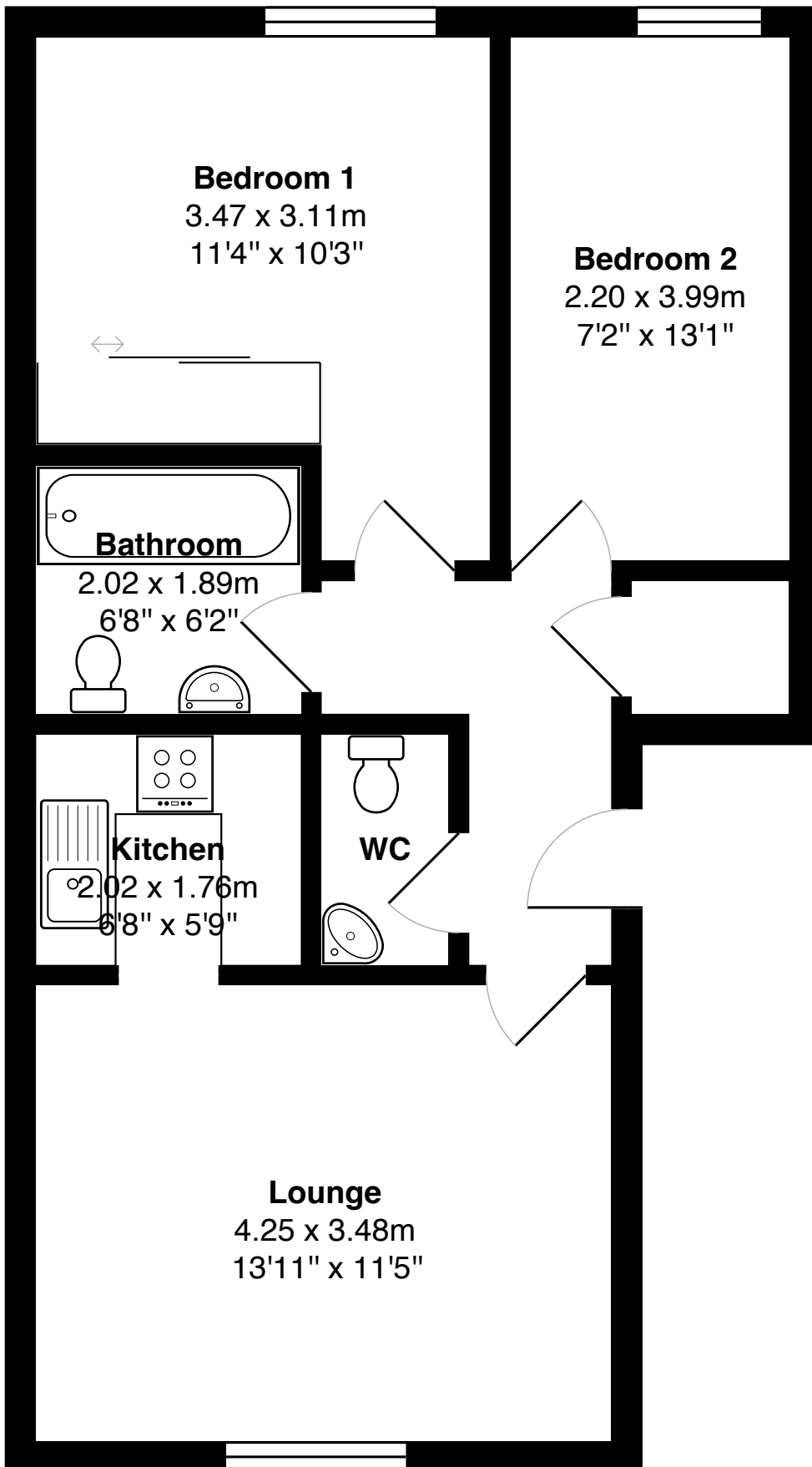




**Bedroom 2**







Gross internal floor area (m<sup>2</sup>): TBCm<sup>2</sup>

EPC Rating: TBC









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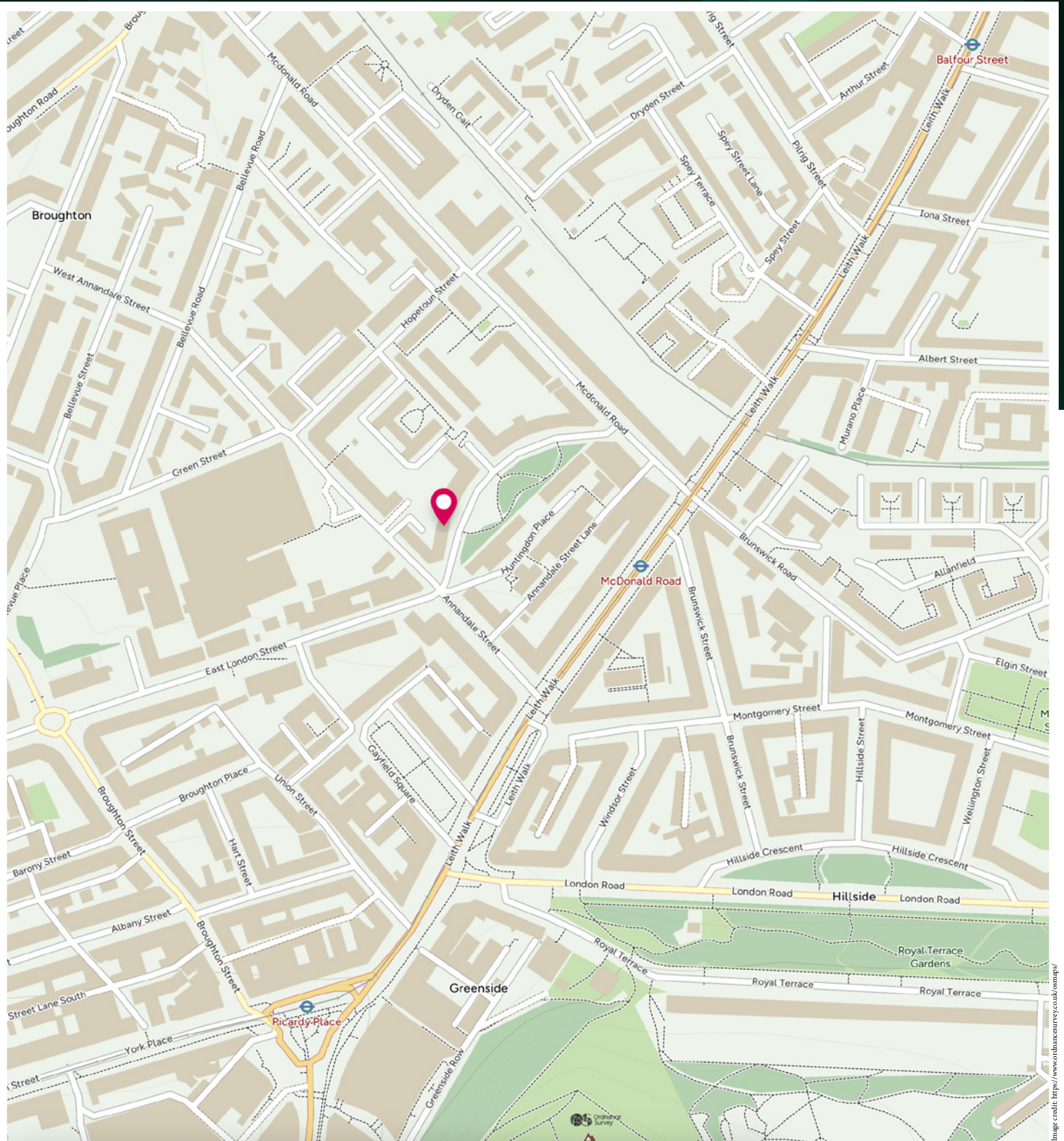
Bellevue is an exclusively residential district on the fringe of the New Town on its north east flank, close to Canonmills. In the main, it comprises a wide variety of mainly Georgian style tenement properties, very similar to the architecture of the New Town, but interspersed with a variety of more modern properties. Needless to say, this is an exceptionally central location which, for the energetic, is within walking distance of Princes Street.

Local shopping at Canonmills is first class with alternatives, equally nearby, at Broughton Street. Either of these locations are well able to provide a great deal more than normal daily requirements. Furthermore, within these districts are banking, building society and post office services. However, the city centre is quite literally on the doorstep and it would be a simple matter to travel into the heart for a more extensive shopping trip, where there is every possible shopping facility, service and amenity.

For those who enjoy open air recreational facilities, the Royal Botanic Gardens is only a short walk away. Beyond that lies Inverleith Park. At Warriston the routes of old railway lines radiate out in a number of directions, providing almost country-like walks within the heart of the city.

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# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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**ANDREW DARCY**  
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