



83/5 Hopetoun Street

BELLEVUE | EDINBURGH | EH7 4NJ



MURRAY  
BEITH  
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# 83/5 Hopetoun Street

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83/5 Hopetoun Street is a spacious, upper ground floor flat (with lift), within a mature modern development. Located off Leith Walk with access to excellent local amenities and an easy distance from the city centre, this is a popular flat and will suit first time buyers, professionals and rental investors alike.

Entrance hall with storage cupboards; spacious living room / dining room with access to a south-facing terrace; fitted kitchen with wall mounted and floor standing units; master bedroom with built-in-wardrobes and en-suite shower room; double bedroom 2 with built-in-wardrobes; family bathroom room with white three-piece suite comprising WC, wash hand basin and bath with shower over.

Permit parking within the development: principal permit and guest permit.

Gas Central Heating. Double Glazing.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen". All white goods are included in the sale and, as per Standard Clauses Edition 6, no warranties are given.

The Scottish Conveyancers Forum guidance indicates that it is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors. Again, as per Standard Clauses Edition 6, no warranties are given that such a system is in place.





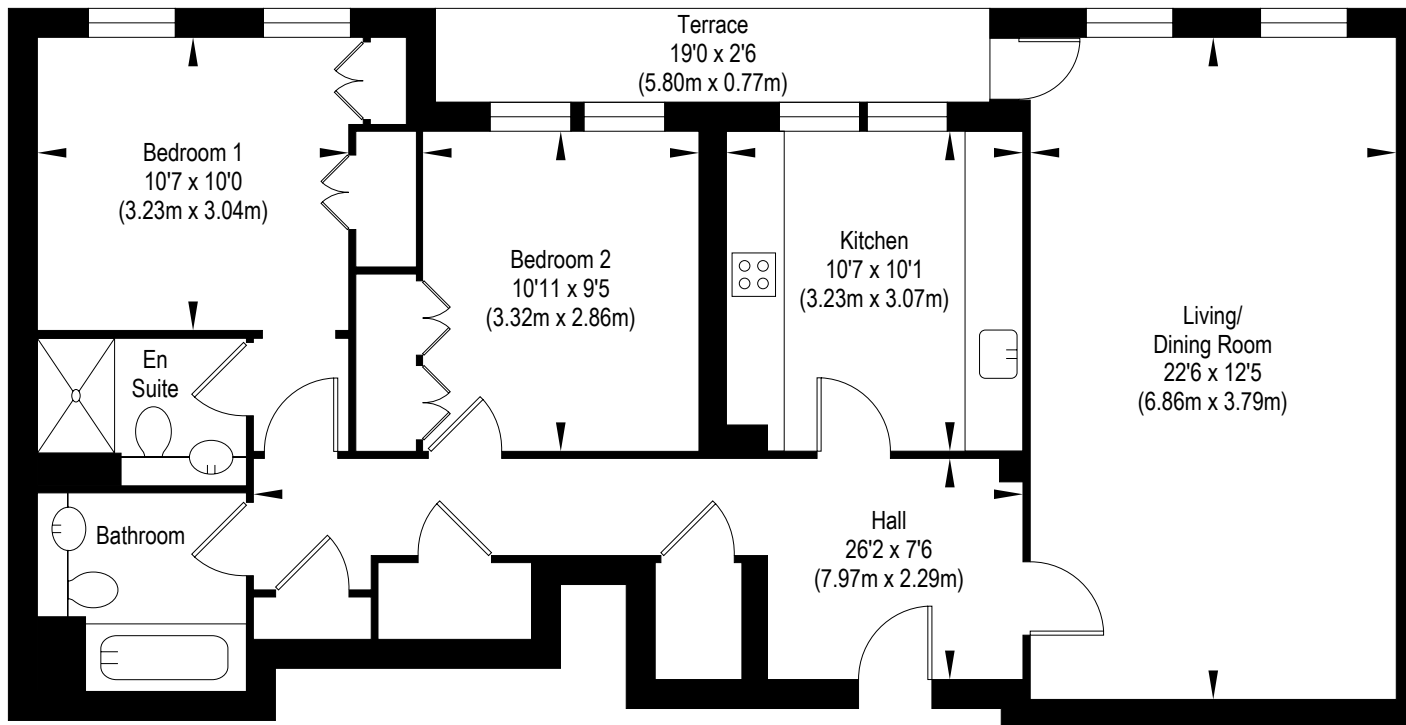


Upper Ground Floor

Approx. Gross Internal Floor Area 85.64 Sq M / 922 Sq Ft.

Not to scale. For identification only.

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## Location

Hopetoun Street is quietly located off Annandale Street, in the popular Bellevue district of Edinburgh and a short distance from the top of Leith Walk and The Edinburgh Playhouse. There are a wide variety of amenities located on Leith Walk and Broughton Street, as well as the new Edinburgh St James Centre, offering 850,000 sq ft of shopping, dining, leisure and entertainment. Ocean Terminal shopping centre is also easily accessible and offers another cinema complex together with a gym and various High Street stores. For one of the best dining experiences in Edinburgh, the nearby Shore, with its range of fashionable cocktail bars, Michelin star restaurants, trendy bistros and coffee houses, is an ideal place to socialise. Carlton Hill provides bracing walks and impressive views of the city skyline and the Royal Botanic Gardens an area of peace and tranquillity. There are regular bus services to the city centre and wider parts of Edinburgh from Leith Walk and access to the city bypass and the road network of central Scotland is also easily achieved via the A1. The property is conveniently located for Leith School of Art and there are both primary and secondary schools nearby.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.