



51 Hopetoun Street  
BELLEVUE | EDINBURGH | EH7 4NG

  
**warners**  
solicitors & estate agents



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Warners are delighted to offer to the market this rarely-available and spacious, end-terraced house set on a quiet tree-lined avenue within an exclusive modern development in Bellevue. Situated just a stone's throw away from Edinburgh's prestigious New Town and City Centre, this property is sure to be popular with a wide-array of buyers and early viewing is advised.

The accommodation is comprised of two double bedrooms with built-in wardrobes, with the master suite boasting an en-suite shower room, main family bathroom with shower over bath together with contemporary kitchen/diner, large lounge with bay window, plus a private garden, access to well-maintained communal grounds and secure underground parking.

- Rarely-available two bedroom house in a central location
- Contemporary kitchen/diner.
- Large lounge with bay window
- Two double bedroom with built-in storage
- Master en-suite shower room
- Private front and rear garden
- Secure underground parking with bicycle store
- Excellent transport links including local tram stop
- Walking distance to St James Quarter
- Fitted with broadband fibre giving access to super/ultrafast speeds

All curtains, blinds, fridge/freezer, dishwasher, oven/hob, washing machine, light fittings and shades all included. Other items can be negotiated at an additional cost. EPC Rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Bellevue, on the outskirts of Edinburgh's northern New Town, is an ever popular area noted for its convenience to the City Centre. Classic Georgian architecture and clusters of small specialty shops, cafes, galleries, museums and restaurants combine to create a sophisticated and convenient City Centre environment. Areas nearby include Canonmills and Broughton. Princes Street and the designer outlets on Multrees Walk and George Street can be reached on foot or by public transport, The Playhouse Theatre and Omni Centre, featuring a multi-screen cinema and fitness centre are situated at Greenside Place. Nearby schools include St Marys Primary and Drummond High School. There are local shops in Broughton Street and a nearby Sainsbury's and Tesco. A frequent local bus service provides access throughout the city and surrounding areas.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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