

85 (flat 3) Hopetoun Street, Bellevue, Edinburgh, EH7 4NJ



Description

Particularly appealing three bedroom lower ground floor flat located in a sought-after area of Edinburgh and forming part of modern development with secure underground parking. Situated within easy walking distance of an excellent range of local amenities on cosmopolitan Broughton Street, Leith and the City Centre, the property provides comfortable and easily manageable living space which represents a superb city pad for for professionals or buy to let investors.

Features

- Well proportioned lower ground floor apartment
- Close to tram stop, St James' Quarter and city centre
- HMO Compliant for 3 occupants - ends 30th June 2027
- Living room open plan to kitchen
- Three double bedrooms
- Two bathrooms
- Patio area
- Gas central heating, and double glazing
- Entry system and lift
- Secure unallocated residents parking

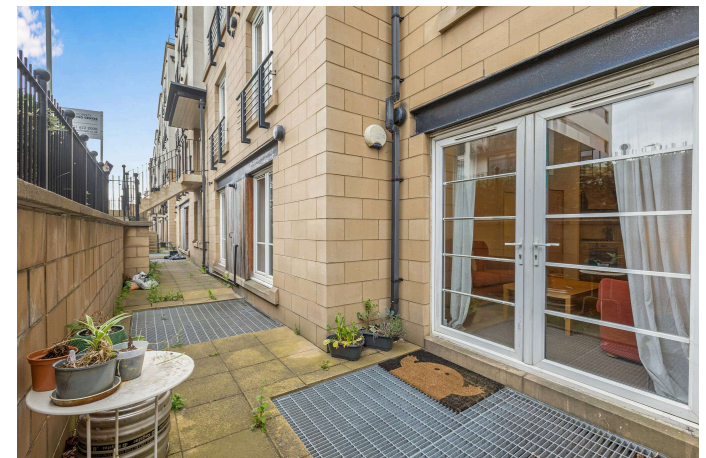
Extras

The curtains, light fittings, oven, hob, washing machine, dishwasher and fridge/freezer are included. Additional items may be available by separate negotiation.

Factor

The development is factored by Trinity Factor for approx. £161 per month. This includes maintenance of communal areas and buildings insurance.

EPC Rating: C

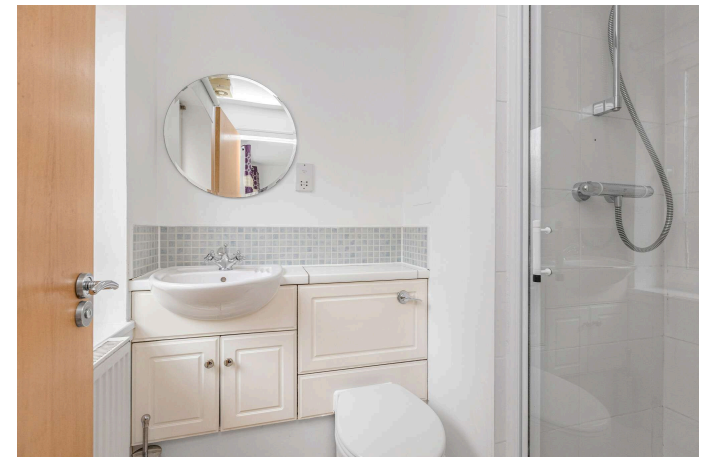


Location

Bellevue is an exclusive 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 or St James Quarter. 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. 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. Regular bus services operate to all parts of the Capital and the nearby Tram Service runs straight through the City Centre and out to the Airport. Waverley Station and St Andrews Square Bus Station are also close by.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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



1 Inverleith Terrace
 Edinburgh
 EH3 5NS
 T: 0131 557 3188
 F: 0131 557 6561
www.connormalcolm.com

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