










Offers Over
£340,000

29/1 Hopetoun Street

Bellevue | Edinburgh | EH7 4NF

Enviably located close to the city centre and amenities is this superb duplex apartment over the ground and first floors, forming part of a smart modern development with landscaped ground and residents parking. Offering flexible accommodation with three bedrooms and a private garden, the property is presented for sale in excellent move-in condition.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Private Garden
-  EPC Rating – C
-  Council Tax Band - E



Description

Accessed via a secure entry system and well-maintained communal stairwell, the front door opens into a welcoming hallway with useful built-in storage. To the front of the property is an impressive bay-windowed reception room, offering ample space for both living and dining furniture and providing a bright and comfortable setting for everyday living. A stylish fitted kitchen is located to the rear and is complete with integrated appliances and direct access to the private garden. Stairs lead to the upper level where there are three well-proportioned bedrooms. The attractive bay-windowed principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while the second double bedroom features a fitted cupboard providing excellent storage. A modern bathroom fitted with a three-piece suite and shower over bath completes the accommodation. Further benefits include gas central heating and double glazing throughout.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, washing machine, integrated fridge/freezer, integrated dishwasher and HIVE smart thermostat. The wardrobe in the 3rd bedroom will also be included in the sale. Other items of furniture can be made available by separate negotiations.

Gardens, Parking & Factor

A particular feature of the property is the superb private rear garden, thoughtfully designed with areas of lawn and decking, creating the perfect space for outdoor dining, entertaining and relaxing. The property is set within attractively landscaped communal grounds, benefiting from ample residents' parking, generous lawned areas and a children's play park, ideal for families and outdoor enjoyment. The building and grounds are professionally managed and maintained by James Gibb Property Management at an approximate cost of £100 per calendar month, which includes maintenance of the communal grounds and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





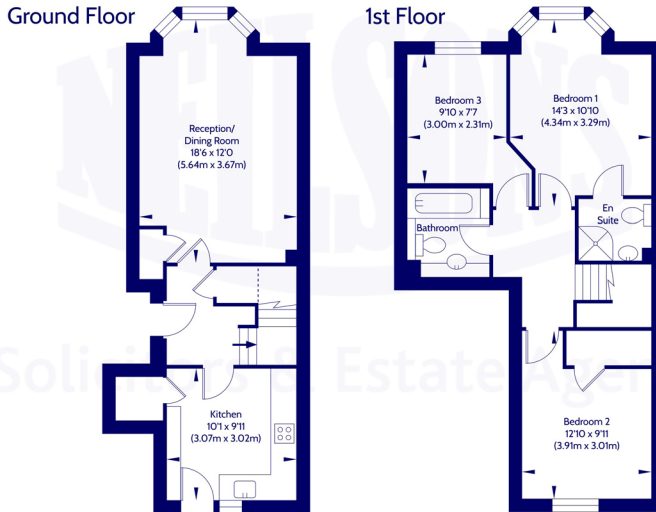
Location

Bellevue lies just to the east of Edinburgh's world famous New Town and is within easy walking distance of the wealth of amenities the city centre has to offer, including the impressive St James Quarter, Waverley Station and an array of theatres, cinemas, galleries and museums. Day to day shopping is readily available locally, with Tesco and Lidl supermarkets also close at hand. Regular local bus and tram services provide swift access in and around the city, to the airport and to Leith's fashionable Shore district of restaurant and bars. Ample recreational facilities are available in the area including gyms and yoga studios along with a choice of parks and green spaces, walking and cycling routes.





Approx. Gross Internal Floor Area 83 Sq M / 898 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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