



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2/3 Hopetoun Crescent

New Town, Edinburgh EH7 4AY

2/3

Hopetoun Crescent

This one bedroom raised ground floor flat lies within Edinburgh's prestigious New Town (east) only a short walk to Edinburgh's city centre and the high end retail shopping on George Street, Multrees Walk and the new St. James Quarter. Also benefiting from being within walking distance of the Playhouse Theatre and Waverley Station, plus a tram stop five minutes away at the top of Leith Walk, the flat offers an ideal home for professionals or those hoping to invest in the rental market. Forming part of a modern development, with residents parking to the rear, the flat boasts immaculate internal accommodation.

Accessed via a secure entry system, the flat welcomes you into an inviting hallway. Directly ahead lies the well-proportioned reception area, which offers ample space for lounge and dining furniture, with an electric feature fireplace. Twin windows frame an outlook onto Hopetoun Crescent Gardens. Next door is a generous kitchen fitted with stylish sleek white cabinets and comes complete with all appliances. Completing the internal accommodation is a good-sized double bedroom with built-in wardrobes, and a tasteful bathroom, featuring a shower over-bath.



Property Summary

- Located in Edinburgh's prestigious New Town
- Modern raised ground floor flat
- Spacious living/dining room
- Generous fitted kitchen
- Double bedroom
- Stylish three-piece bathroom
- Electric heating & double glazing
- Private residents permit parking
- EPC Rating - C | Council Tax Band - D

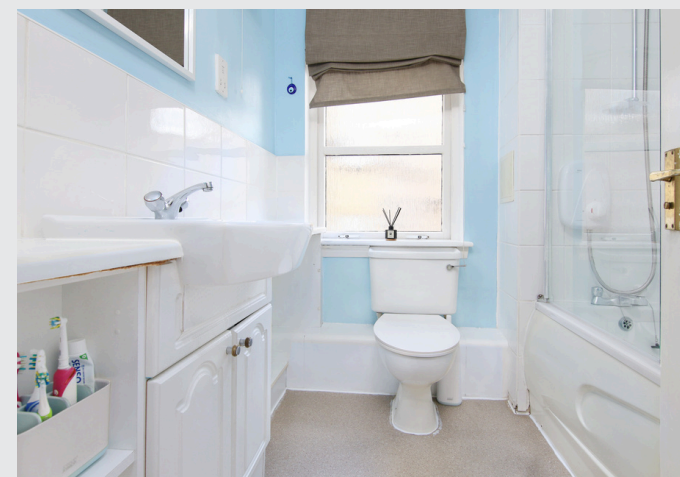
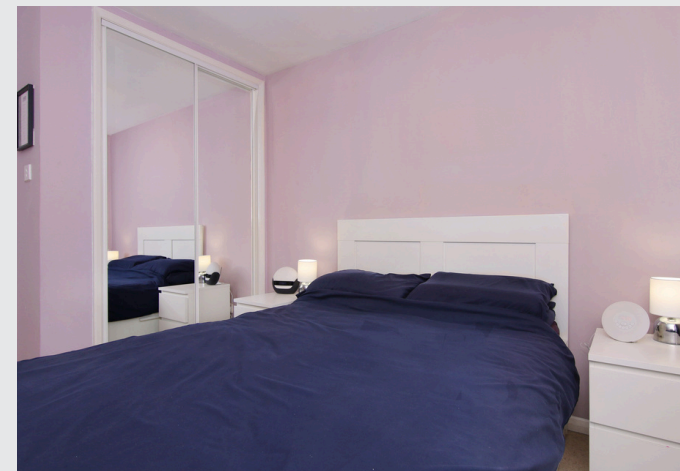
Home Report Value - £225,000





In
Edinburgh's
New Town,
on a
handsome
crescent





Gardens: Hopetoun Crescent Gardens across from flat.

Parking: Private residents permit parking to the rear.

Factors: The property is managed by First Port with a monthly fee of approximately £73, including general maintenance, cleaning of communal areas and buildings block insurance.

Extras: fitted floors, light fittings, curtains, blinds and all kitchen appliances, to be included in the sale.

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dream property!



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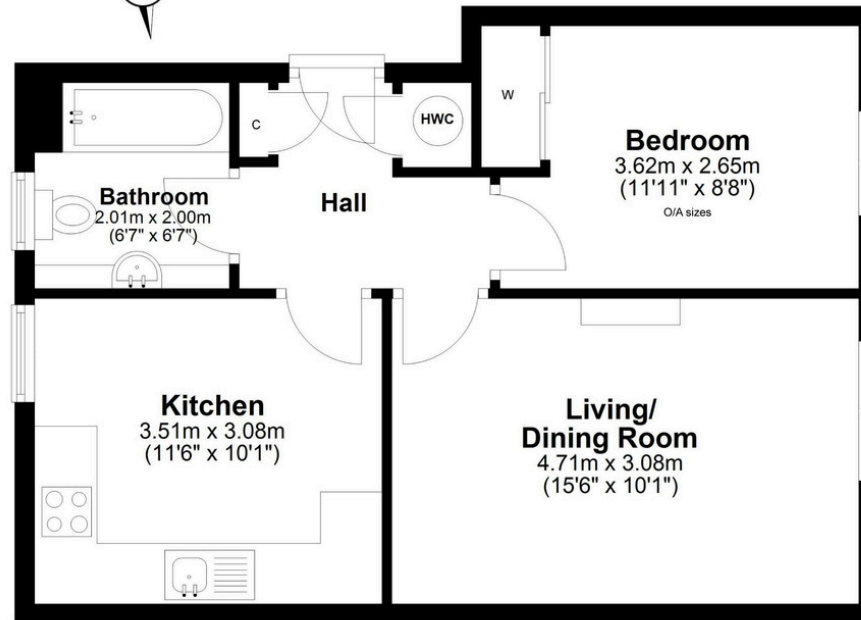
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor

Approx. 45.9 sq. metres (493.9 sq. feet)



HOPETOUN CRESCENT GARDENS



HOPETOUN CRESCENT GARDENS



HOPETOUN CRESCENT

Location

The New Town (east), is part of the UNESCO Heritage Site and New Town Conservation Area. Hopetoun Crescent lies just east of Princes Street, with the high end retail shopping of George Street and only a stroll to the new St. James Quarter with John Lewis and excellent cafes, bars and restaurants. Edinburgh offers extensive entertainment throughout the year, including the Edinburgh International and Fringe Festivals. The Playhouse theatre is a short stroll away, as is Calton Hill, which offers spectacular views over the Edinburgh skyline. If you head north, you can join the Water of Leith path network, offers relaxing walks. Waverley train station is a 10 minute walk and the tram network passes by in on adjacent Leith Walk, which link you straight out to the Gyle Business Park and Edinburgh International Airport.