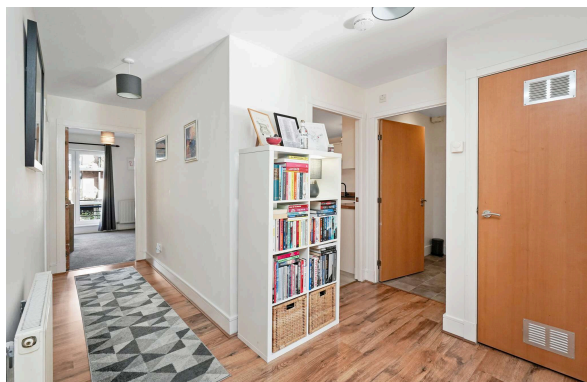




83/9 Hopetoun Street
BELLEVUE | EDINBURGH | EH7 4NJ

warners
solicitors & estate agents



83/9 Hopetoun Street

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Set on a quiet street moments from the city centre and surrounded by excellent local amenities, quick transport links and vast open green spaces is this immaculately presented and spacious second floor apartment. Boasting gas central heating, double glazing, two secure permit-controlled parking spaces, lift access, a communal bike store and manicured communal grounds this property would make an ideal purchase.

The accommodation comprises a welcoming entrance hallway with deep sized storage cupboards, a generously sized lounge with ample dining space and two large windows that flood the room with an abundance of natural light, a contemporary dining kitchen with attractive units, a master bedroom with built in wardrobes, Juliet balcony and elegant ensuite shower room, a second well-proportioned double bedroom with built in wardrobes and further Juliet balcony and the flat is completed by a stylish main bathroom with shower over bath. Early viewing is essential to fully appreciate the stunning interiors and tranquil, yet well-connected location.

- Spacious second floor apartment on quiet street
- Close to tram stop, St James' Quarter and city centre
- Lift, secure parking, gas central heating and double glazing
- Welcoming hallway with storage
- Bright lounge and a contemporary kitchen
- Two double bedrooms and two bathrooms
- Factor fees payable to Trinity Factoring, approximately £150 per month.

Energy Rating B, Council Tax E

All fixtures, fittings (excluding lamp shades and curtains) integrated appliances and fitted blinds in the kitchen are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Bellevue is a prestigious area located on the eastern periphery of the City's impressive Georgian New Town. Nearby Canonmills offers a selection of shops, whilst Tesco has a large supermarket on Broughton Road. Heading up towards the east end, Broughton Street has a great choice of specialist shops and superb eateries. Recreational facilities within the east end area include the St James' Quarter, Omni Centre and restaurants on Elm Row and the Playhouse Theatre. The open green spaces of the Royal Botanic Gardens and Inverleith Park are within easy reach. The property is conveniently placed for those working in the main business sector, in and around the city centre. A regular bus service is on hand, which operates to Princes Street and other areas. Edinburgh Waverley is the nearest railway station, located at the east end of Princes Street. The City Bypass and main motorway networks are also easily accessible

