










Offers Over

£420,000

75/7 Hopetoun Street

Bellevue | Edinburgh | EH7 4NG

A generously proportioned penthouse apartment, forming part of an established modern development and enjoying a superb central location in the capital's desirable Bellevue area.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Two parking spaces
-  Communal garden
-  EPC rating – B
-  Council tax band - G



Description

Internally, the property is presented in excellent move-in condition throughout and enjoys spectacular open views towards Carlton Hill. The highly flexible accommodation is ideally suited to home workers and professional couples alike, offering a versatile living space with scope to adapt to future needs.

Accessed via communal stair, the property comprises: upper hallway which benefits from two light wells and excellent built-in storage, spacious and light filled dual aspect reception/dining room with tasteful modern décor and an impressive open outlook, well equipped kitchen which has been fitted with an excellent range of stylish base and wall units, complete with contemporary splash tiling, a range of integrated appliances and access to a private southeast facing balcony. The space continues with a generous principal bedroom with fitted wardrobes and en-suite shower room, a further good sized double bedroom, a well-proportioned single bedroom which would work well as a home office or nursery, and main family bathroom with white modern suite, good, fixed storage and tiling to splash areas.



Extras

All floor coverings, fixtures, integrated appliances and light fittings will be included.

Gardens, Parking and Factor

The property is bordered by leafy well-kept communal gardens, comprising areas of lawn with planted beds and an assortment of trees and bushes. There are two parking spaces available via permit together with a communal bike store. The building and grounds are managed by Trinity Factors with an annual fee of £1150 for the factor and £550 for buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

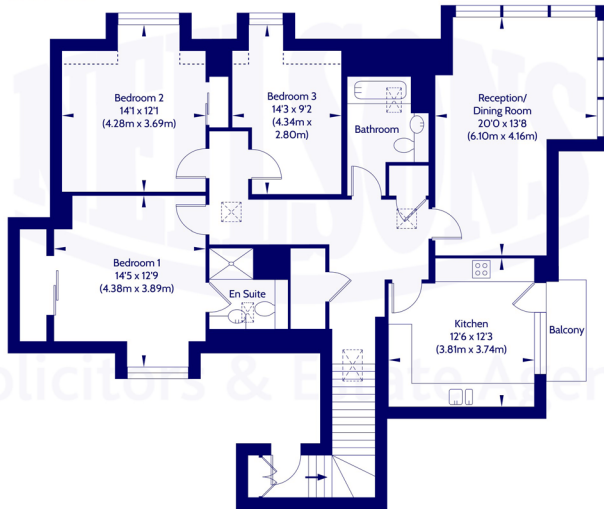
Located in the popular Bellevue district, this property enjoys a superb central setting with excellent access to a wide range of amenities. The vibrant Broughton Street is just a short stroll away, offering an array of independent shops, cafés, bars, and restaurants, while nearby Canonmills and the New Town provide further leisure and shopping opportunities. For those who enjoy the outdoors, Calton Hill, the Water of Leith Walkway, and King George V Park are all within easy reach, offering tranquil green spaces for walking or relaxation. The area is also well served by public transport, with regular bus services, tram line/stop and Waverley Station nearby, while the City Centre, Leith Walk, and Stockbridge can all be reached on foot.





Approx. Gross Internal Floor Area 111 Sq M / 1198 Sq Ft.

3rd Floor



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.



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