



RALPH SAYER
SOLICITORS & ESTATE AGENTS

16/11 Hopetoun Street

Bellevue, Edinburgh, EH7 4GH

Forming part of an exclusive development in sought-after Bellevue, this tremendous third-floor apartment offers a fabulous home within easy reach of the city centre and the cosmopolitan Shore district. Finished to an impeccable standard, the property boasts flawless décor, with private balcony and secure residents' underground parking. Accessed via a secure entry-phone system and a communal foyer (with stair and lift access), the front door opens into a generous hall with two cupboards. Continuing through the hall, you reach the heart of the home: the breathtaking open-plan lounge/diner/kitchen area. Spectacular south-facing full-height windows fill the room with light for the majority of the day, and a patio door leads to a generous covered balcony. Neatly tucked into one corner of the room, the stylish L-shaped kitchen offers extensive storage and worktop space. The vast lounge/dining area adjacent is an exceptionally versatile space that would lend itself to endless configurations. Returning to the hall, the spacious master bedroom is bathed and is enhanced by a gleaming en-suite shower room featuring a double shower enclosure, a wall-hung basin and a WC. The second double bedroom is also well-proportioned. The pristine three-piece bathroom comprises a modern bath with hand held shower, a wall-hung basin and a WC.

Property Summary

- Third-floor flat in Bellevue
- Part of a factored modern development
- Secure phone entry and lift service
- Entrance hall with built-in storage
- Sunny balconied living and dining, open to
- Contemporary kitchen area
- Spacious principal bedroom with a fitted wardrobe and an en-suite
- Second double bedroom with a built-in mirrored fitted wardrobe
- Three-piece family bathroom
- Well-kept communal garden
- Underground car park
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - E
- Home Report Value - £340,000





Sunny balconied living
and dining, open to
contemporary kitchen area







Externally, there is a communal terrace to the rear and secure residents' underground parking.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Factor: The factor is managed by James Gibb, with an approximate monthly charge of £140, which covers maintenance of the communal areas, lift and block building insurance.





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dream property!



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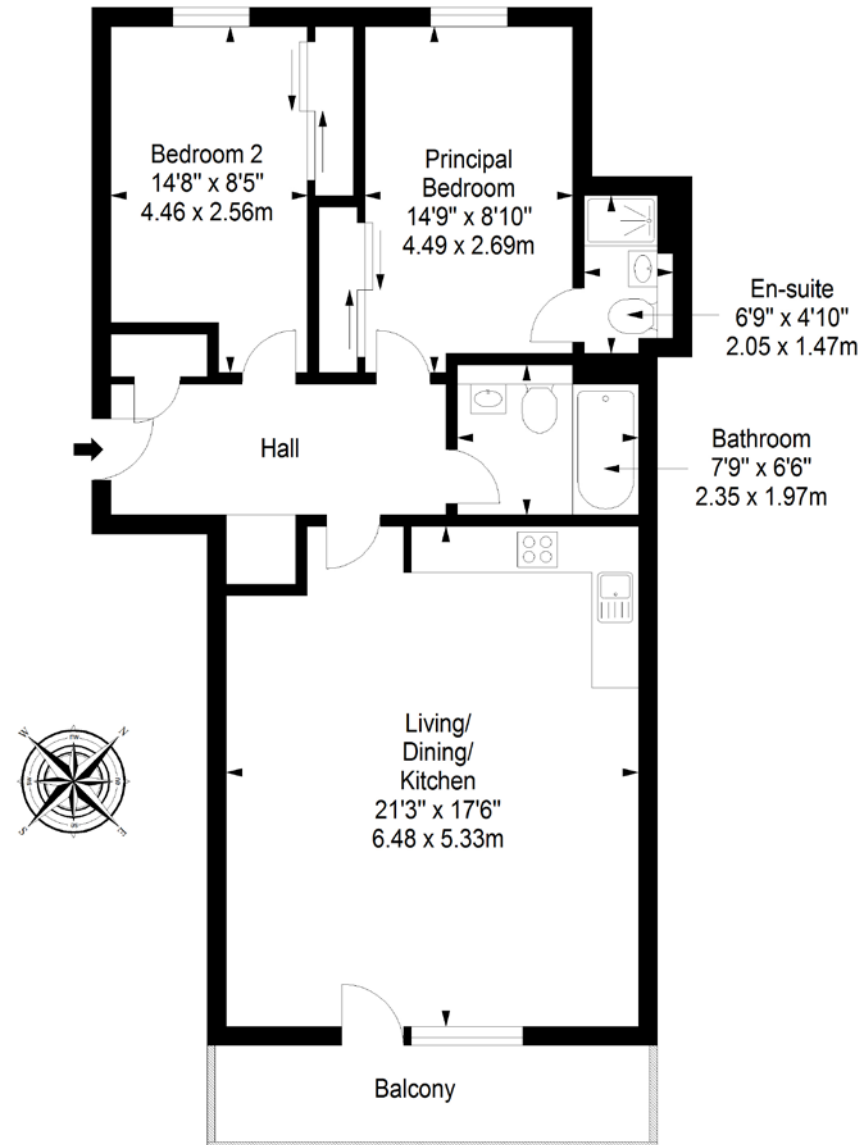
 **CHARTERED FIRM**

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.

Third Floor
Approx. 78.0 sq. metres (839.6 sq. feet)



Total area: approx. 78.0 sq. metres (839.6 sq. feet)