





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



10/6 Hopetoun Crescent
Edinburgh, EH7 4AU

Well-proportioned, two bedroom flat
Residents parking
Close proximity to a host of excellent amenities
Ideal for first-time buyers, working professionals and investors alike
Trinity Factors - Circa £130 pcm inc building insurance
EPC: C
Council tax band: E

10/6 Hopetoun Crescent is a turn-key, second floor two bedroom apartment on the edge of Edinburgh's New Town offering spacious and well-proportioned accommodation with Hopetoun Crescent Gardens a short walk away. This superb property forms part of a prestigious development and benefits from having access to a secure underground garage. The property offers great potential as an investment opportunity for those seeking a "Buy to let" property as well as being a fantastic city centre home for first time buyers or working professionals alike as the property is within close proximity to Edinburgh's bustling city centre. Full gas central heating and double glazing ensures a comfortable living environment.

The spacious well designed accommodation comprises; hall with two storage cupboards, spacious lounge and dining area, kitchen fitted with base and wall mounted units, master bedroom with contemporary en-suite shower room, second double bedroom with built-in mirrored wardrobes and family bathroom with three piece suite.

Location:

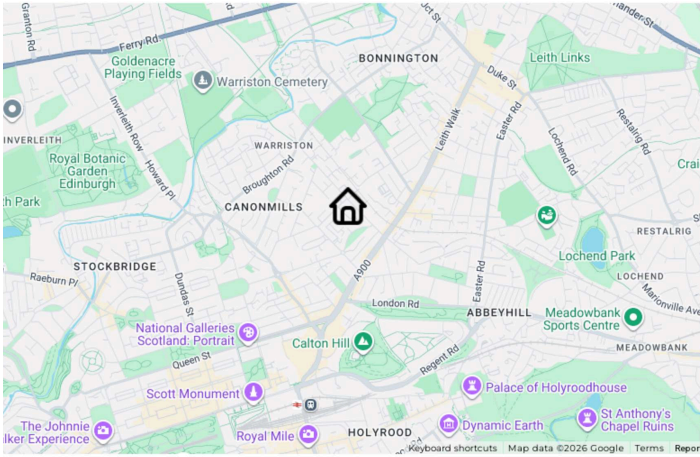
Hopetoun Crescent is situated in the Canonmills area of Edinburgh on the edge of the historic New Town with all the benefits of city living within easy walking distance. These include the main shopping and commercial areas of Princes Street and George Street, yet the location retains a quiet ambiance. St James Quarter and Harvey Nichols are close-by and nearby Broughton Street and Leith Walk offer a more eclectic selection of specialist shops. The Omni Centre has a multi screen cinema, private gym and a number of restaurants which is next to the Playhouse Theatre. Edinburgh is highly regarded for its extensive green spaces, and the nearby Royal Botanic Garden offers a variety of peaceful walking routes. Calton Hill is just an eight-minute walk away, while Arthur's Seat sits on the edge of Holyrood Park, around twenty-two minutes on foot. Both locations provide spectacular panoramic views across the city. Regular public transport services operate close by, including a tram stop only five minutes away, offering easy access to the city centre and surrounding areas. Waverley Station is also within convenient reach, providing excellent rail connections to East and West Lothian and beyond.

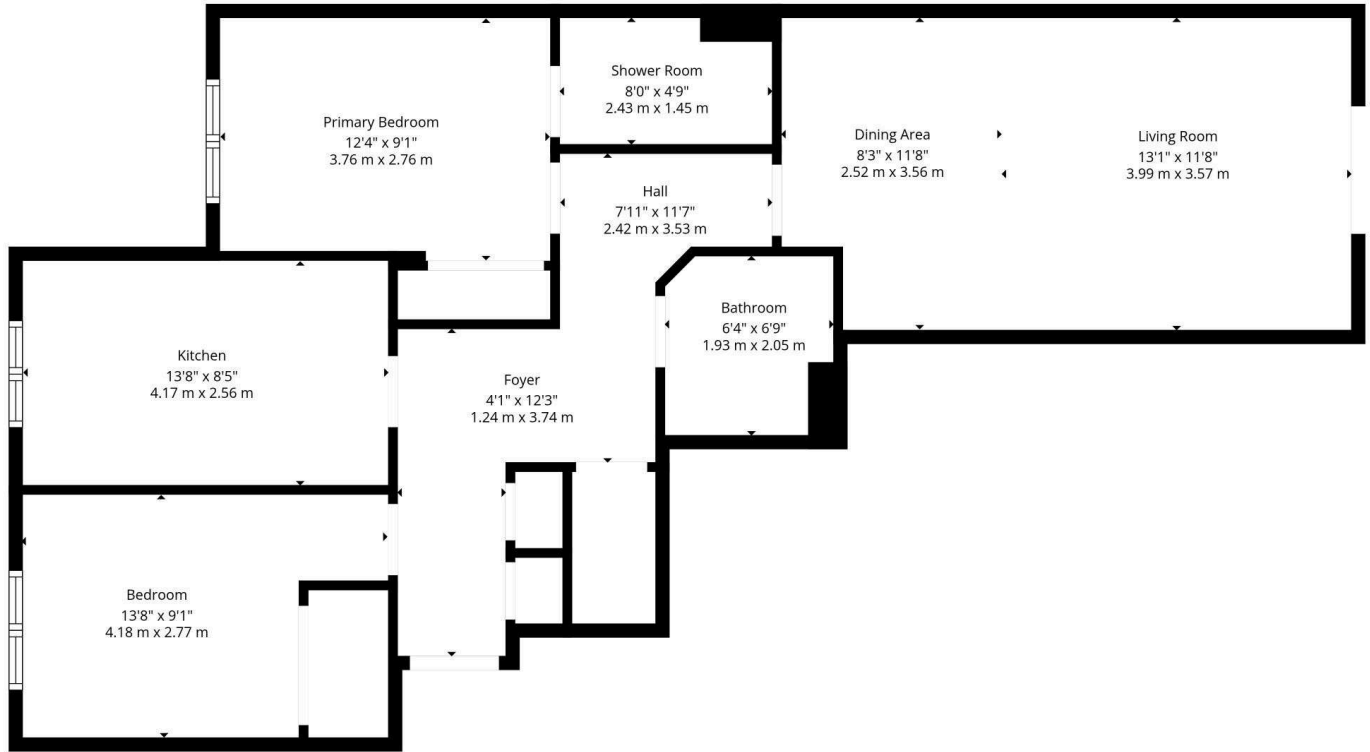












Total: 867 sq. Ft, 81 m2
 1st Floor: 867 sq. Ft, 81 m2
 Excluded Areas: Walls: 77 sq. Ft, 7 m2

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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