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Offers Over

**£225,000**

## 4/3 Hopetoun Crescent

Bellevue | Edinburgh | EH7 4AY

A bright and well-presented first-floor flat with a leafy outlook over the picturesque Hopetoun Crescent Gardens, forming part of an established modern development in the highly desirable area of Bellevue. Offered to the market freshly decorated and chain-free, the property presents an excellent opportunity for first-time buyers, downsizers, or investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  EPC Rating – C
-  Council Tax Band - D



## Description

Accessed via a secure entry system, the well-maintained communal stair leads to the first floor, where the front door opens into a welcoming entrance hallway with a spacious storage cupboard. The well-proportioned reception room, positioned at the front of the property, benefits from a pleasant open aspect and abundant natural light, with ample space for both living and dining furniture. The kitchen is fitted with a range of wall and base units and comes equipped with an electric cooker, fridge/ freezer, extractor hood, and washing machine. To the rear of the property are two generously sized bedrooms, with the principal bedroom also featuring a built-in wardrobe. A contemporary shower room completes the internal accommodation. Further benefits include double glazing throughout.

*This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

## Parking

Externally, the flat enjoys residents' parking to the rear, with the added convenience of two parking permits allocated to the property.

## Factor

The building and grounds are maintained by First Port Factors at a cost of approximately £80 per calendar month, reviewed annually.

## Viewing

By appointment through Neilsons (0131 625 2222).





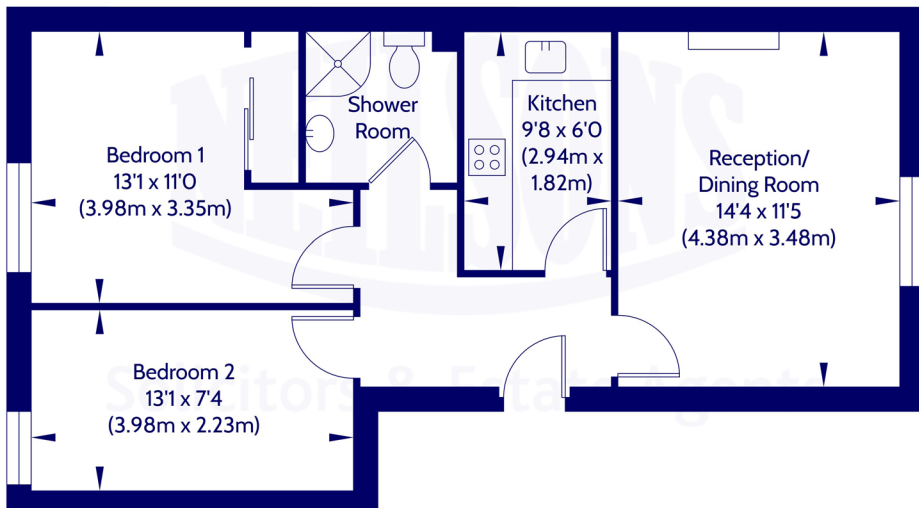
## Location

Hopetoun Crescent is ideally positioned just northeast of Edinburgh's City Centre, less than a mile from Princes Street, in the highly sought-after area of Bellevue, adjacent to Edinburgh's world-famous New Town. Predominantly residential, this popular location offers a superb range of local amenities, including independent shops, cafes, and restaurants, as well as convenience stores and larger supermarkets such as the Tesco Superstore and Lidl in Canonmills. The nearby St James Quarter and Omni Centre provide an abundance of retail, dining, and entertainment options, including a Nuffield Health Gym, all within easy walking distance. Outdoor enthusiasts will appreciate the proximity to beautiful open spaces, including Calton Hill, St Mark's Park, Inverleith Park, and the Royal Botanic Garden. St Mark's Path also offers easy access to Edinburgh's excellent cycle network and picturesque walks along the Water of Leith. Bellevue is exceptionally wellconnected to the rest of the city, with frequent bus services and a nearby tram stop offering a direct link to Edinburgh Airport. Waverley Station is also conveniently located less than a mile away, providing excellent rail connections.



Approx. Gross Internal Floor Area 52 Sq M / 561 Sq Ft.

1st 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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