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Fixed Price

£310,000

12/13 Hopetoun Crescent

Bellevue | Edinburgh | EH7 4AU

This well-appointed two-bedroom apartment forms part of a modern development set within an attractive sweeping crescent, ideally located within easy walking distance of Edinburgh City Centre. The property enjoys an enviable position close to the vibrant amenities of nearby Leith Walk, offering an excellent selection of cafés, restaurants, shops and convenient transport links.

- 2 Bedrooms
- 1 Public Room
- 2 Bathrooms
- Underground Garage
- EPC Rating – B
- Council Tax Band - E



Description





The building is accessed via well-maintained communal hallways, with both lift and stair access serving all floors. Internally, a welcoming entrance hallway provides ample built-in storage and leads to the spacious accommodation beyond. The heart of the home is the bright and airy open-plan living, dining and kitchen area, offering an ideal space for both everyday living and entertaining. Finished in neutral décor with attractive laminate flooring, there is ample room for lounge and dining furniture. The contemporary fitted kitchen is equipped with a range of wall and base units, integrated appliances and tiled splashbacks, offering a practical space. The principal bedroom is a generous double and benefits from built-in wardrobe storage together with a good sized en-suite shower room. The second bedroom is also a well-proportioned double, complete with neutral décor, fitted carpet and a built-in wardrobe, making it ideal for guests, family members or home working. The family bathroom is fitted with a three-piece white suite incorporating a WC and wash hand basin set within a vanity unit, along with a bath featuring a shower over. Conveniently accessed from the bathroom is a separate utility room, providing valuable additional storage and laundry space.

The building is maintained by Trinity factors with factoring fees set every year in advance. Currently these are £1579 per annum with a further charge of £495 per annum for block building insurance.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. Items of furniture may be purchased at a separately agreed price as part of the sale.

Parking

The property benefits from a secure underground residents only car park.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

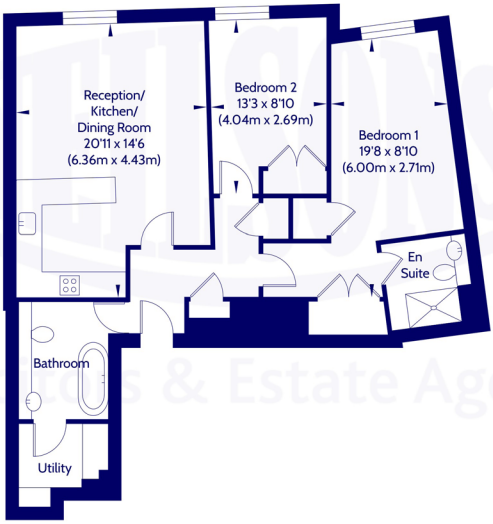




Hopetoun Crescent is situated in the popular and well-established Bellevue area of Edinburgh, offering an excellent blend of city living, local amenities and attractive green space. The property is conveniently positioned just off Leith Walk, one of the capital's most vibrant thoroughfares, where an extensive selection of independent cafés, restaurants, bars, specialist shops and everyday amenities can be found. The wider area also benefits from the nearby amenities of Broughton, Easter Road and Leith, providing an excellent choice of shopping, leisure and dining options. For those who enjoy outdoor space, Hopetoun Crescent Garden is located immediately within the neighbourhood and provides a peaceful green retreat for residents. The garden occupies the site of Edinburgh's original Botanic Garden, established in 1763, and has been developed into an attractive community greenspace with seating, planting and wildlife areas. The location is particularly well suited to professionals and those seeking convenient access to Edinburgh city centre. Regular bus services operate along Leith Walk and the surrounding streets, while Edinburgh Waverley railway station is readily accessible, providing national rail connections. The city centre, including Princes Street and the wider New Town, is within easy walking distance, while the nearby tram route provides further convenient connections across the city and to Edinburgh Airport. The area is also well placed for access to a number of popular city-centre destinations, including Calton Hill, Holyrood, the Royal Mile and the extensive range of cultural, recreational and entertainment facilities Edinburgh has to offer. With its central position, excellent transport links, varied amenities and the added benefit of a historic local garden, Hopetoun Crescent represents an appealing location for a wide range of buyers.

Approx. Gross Internal Floor Area 78 Sq M / 843 Sq Ft.

2nd 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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