



Solicitors & Estate Agents



Offers Over

£550,000

35/4 Hopetoun Street

Bellevue | Edinburgh | EH7 4NG

A stylish and generously proportioned penthouse apartment, forming part of a well-maintained modern building and enjoying a superb central location in the capital's desirable Bellevue area.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Allocated parking space
-  EPC rating – E
-  Council tax band- G



Description

The property is accessed via a lift and communal hall, boasts spectacular views of Carlton Hill and is presented in tasteful, move-in condition throughout. Ideally located within easy reach of the city centre, it is also close to a superb range of eateries, coffee shops, supermarkets and excellent public transport links into the city. The highly flexible accommodation is ideally suited to home workers and professional couples, offering a versatile living space with scope to adapt to future needs.

The accommodation opens into an extensive hallway, brightened by three Velux-style windows and providing access to each of the principal rooms. The generous dual-aspect reception, dining and kitchen area enjoys west- and south-facing light, creating a stylish contemporary space for relaxing, dining and entertaining. The kitchen is fitted with a superb range of sleek modern units, coordinated worktops, space for a table and chairs, and a variety of quality integrated appliances.

The dual-aspect principal bedroom enjoys an impressive open outlook and benefits from fitted wardrobes and a contemporary en-suite shower room. There are two further bedrooms, offering excellent flexibility for guests, home working or future needs, together with a main family bathroom comprising an attractive three-piece white suite, fashionable wall and floor tiling, and an over-bath shower with splash screen.



Extras

All light fittings, blinds and integrated appliances will be included.

Parking and Factor

The property benefits from its own allocated parking space located just outside the building. The building and lift are managed by Taylor and Martin Factors, at an annual fee of approximately £1860.

Viewing

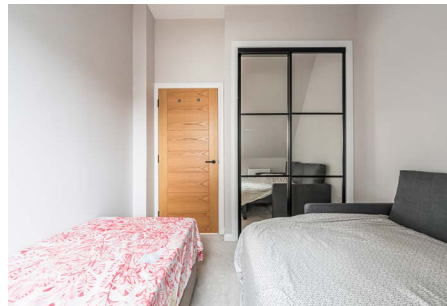
By appointment through Neilsons (0131 625 2222).





Location

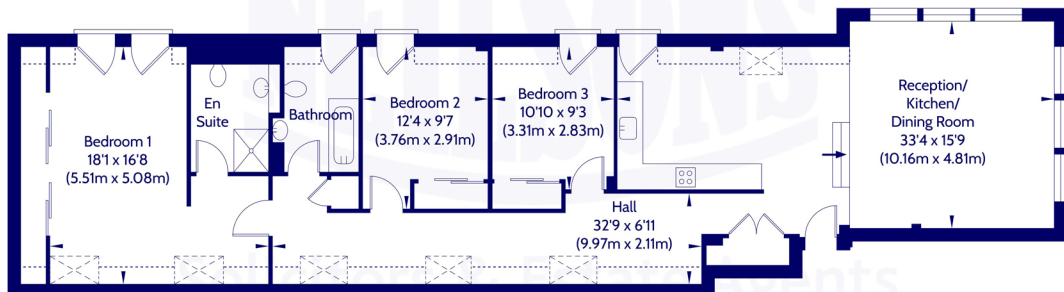
Located in the popular Bellevue district, this property enjoys a superb central setting with excellent access to a wide range of amenities. The vibrant Broughton Street is just a short stroll away, offering an array of independent shops, cafés, bars, and restaurants, while nearby Canonmills and the New 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 125 Sq M / 1345 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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