



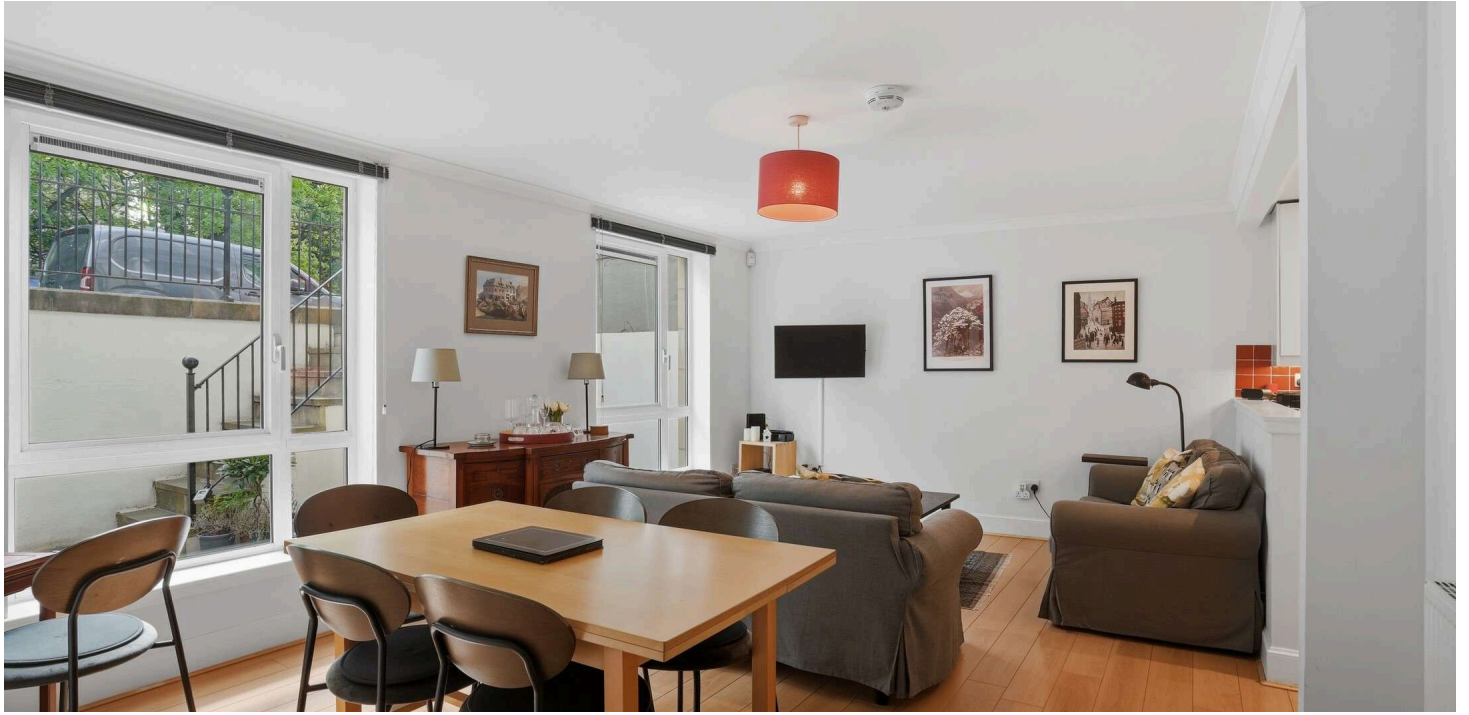
19 Hopetoun Crescent, Bellevue,  
Edinburgh, EH7 4AY

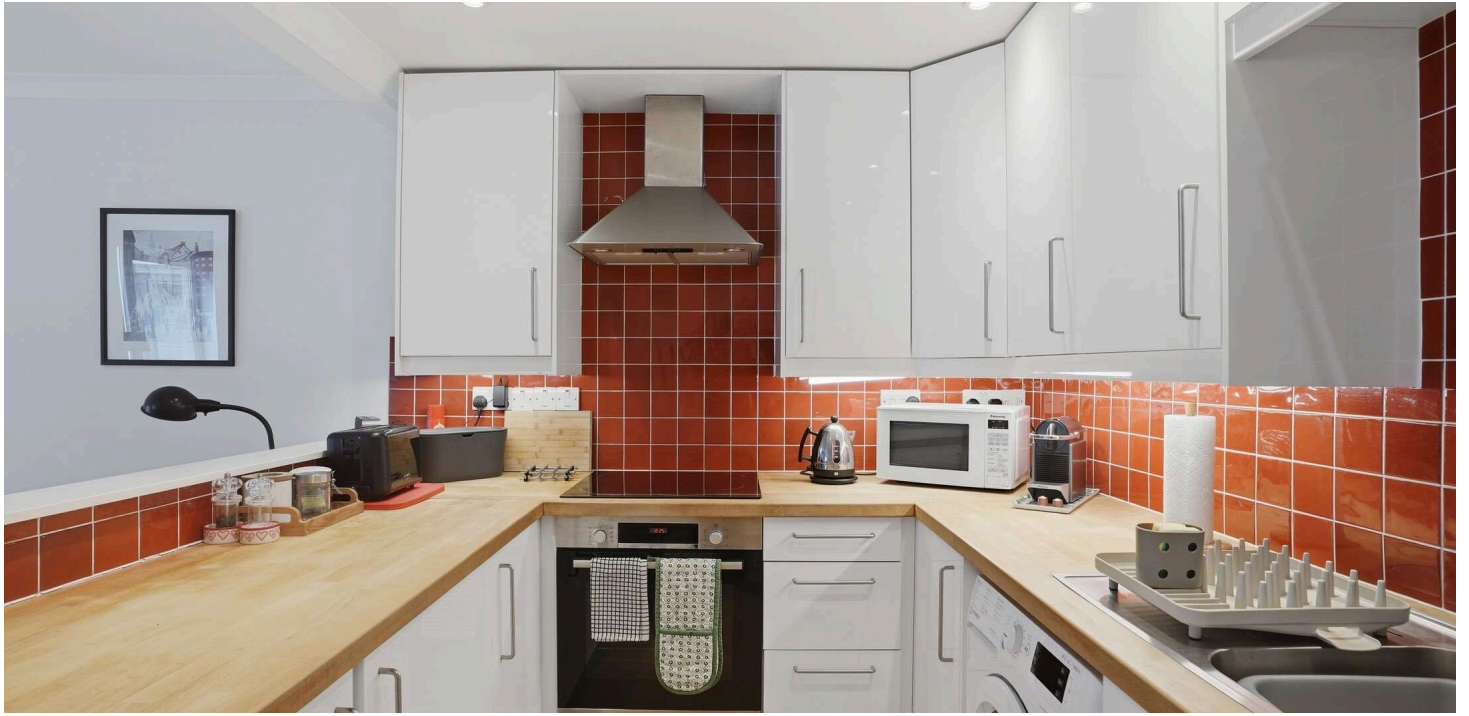
Hallway  
Spacious open-plan living room and kitchen  
Master bedroom with en-suite shower room  
Two double bedrooms  
One bathroom with three-piece suite  
Gas central heating and double glazing throughout  
Secured parking for one vehicle  
No onward chain  
EPC: C  
Council tax band: D  
Factored by Hacking Paterson - Approx. £145 per month

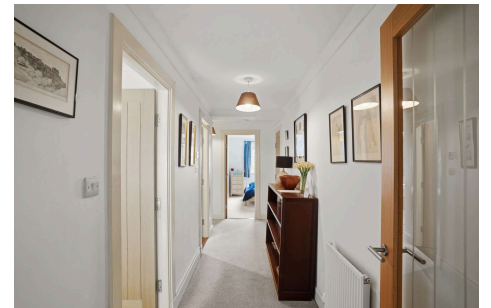
19 Hopetoun Crescent is a contemporary 3 bedroom main-door apartment, on the edge of Edinburgh's New Town. This superb property forms part of a prestigious development and benefits from a private parking space, in the secure underground garage. The property offers great potential as an investment opportunity for those seeking a "Buy to let" investment, as well as being a fantastic home, within close proximity to Edinburgh's bustling city centre. Full gas central heating and double glazing ensures a comfortable living environment.

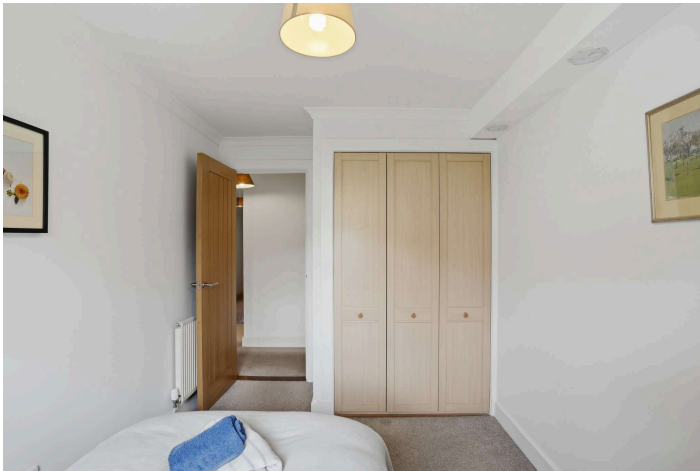
This bright and well-proportioned accommodation comprises; a welcoming reception hall, a generous living and dining room, with an open-plan kitchen, fitted with base and wall mounted units, incorporating an electric hob, oven and cooker hood. A Master bedroom, featuring a contemporary en-suite shower room and juliet balcony. Two further double bedrooms, with built-in wardrobes, served by a contemporary bathroom, with three-piece suite and shower-over bath. The property boasts a private patio area and use of the well-maintained shared garden.

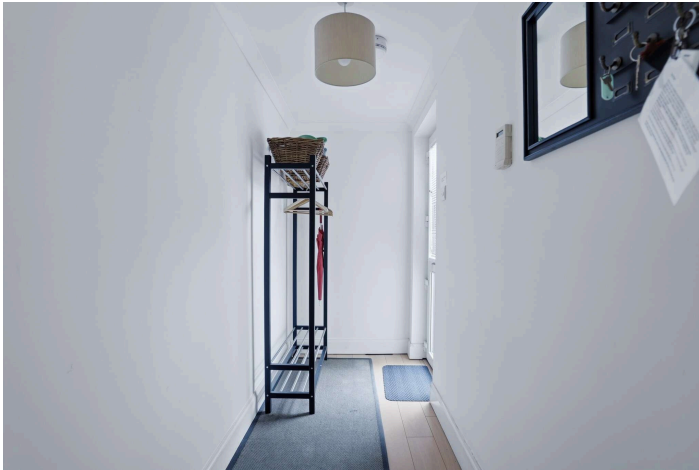
Hopetoun Crescent is situated in the Bellevue area of Edinburgh, on the edge of the historic New Town and has all the benefits of city living, within easy walking distance. These include the main shopping and commercial areas of Princes Street and George Street, yet the location retains a quiet ambiance. The popular St James Quarter, with its wide array of shops and restaurants is within easy walking distance of the property and John Lewis and Harvey Nichols are also close-by. Broughton Street offers a more eclectic selection of specialist shops and the Omni Centre, based next to the Playhouse Theatre, boasts a multi-screen cinema, private gym and a number of its own restaurants. Edinburgh is very well regarded for its green spaces and the Royal Botanical Gardens offer many pleasant walks. Regular public transport services operate nearby, to and from the city centre and out to surrounding areas, including the tram service, which is a five minute walk away. Edinburgh Waverley Railway Station is also close by and provides an excellent rail link to both East and West Lothian and beyond.

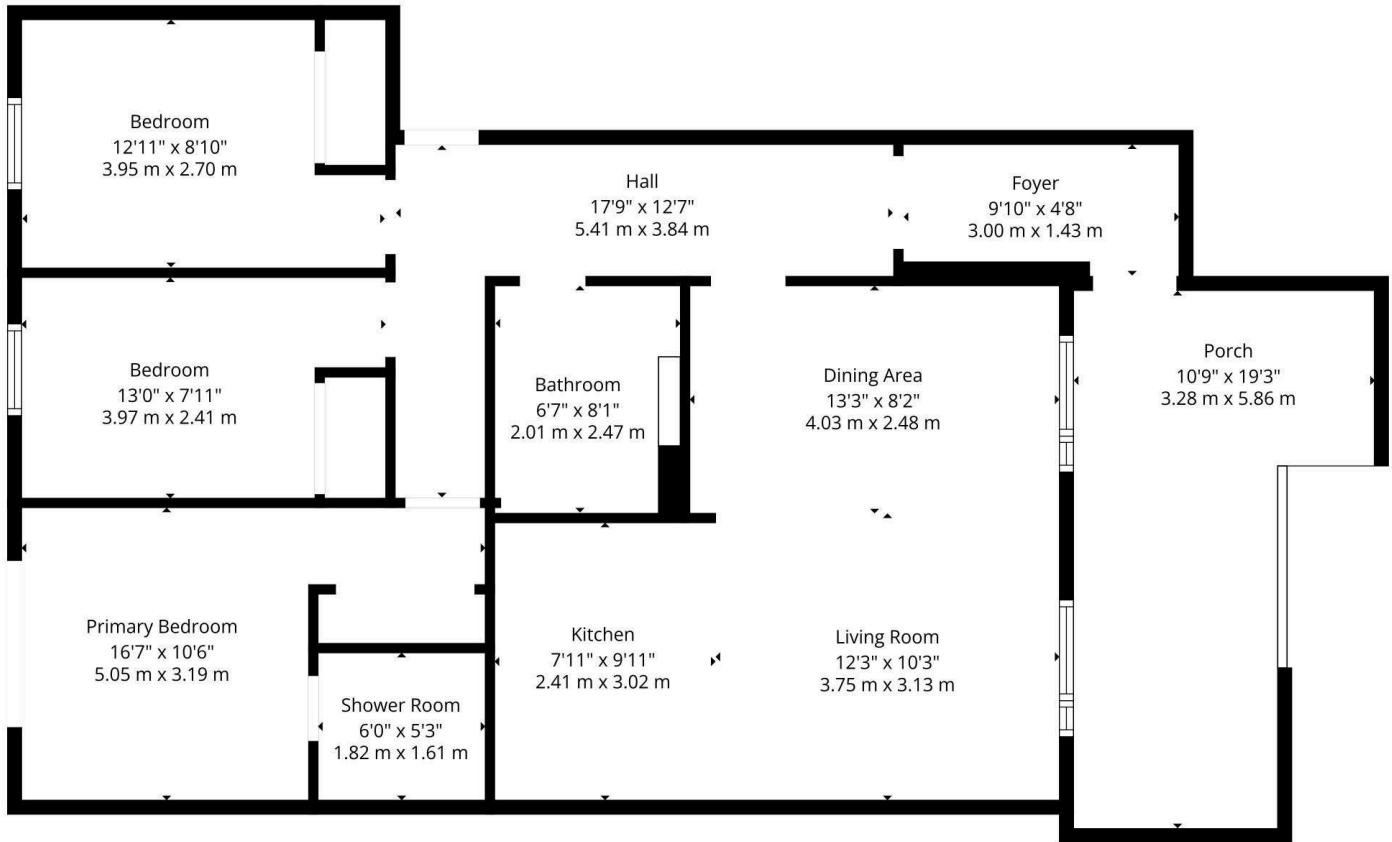












**Total: 948 sq. Ft, 88 m<sup>2</sup>**  
 1st Floor: 948 sq. Ft, 88 m<sup>2</sup>  
 Excluded Areas: Porch: 162 sq. Ft, 15 M<sup>2</sup>, Walls: 85 sq. Ft, 8 m<sup>2</sup>

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](http://www.satsolicitors.co.uk)



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