



CLANCYS

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# 10-9 Hopetoun Crescent,

Edinburgh, EH7 4AU



## Description

Welcome to 10-9 Hopetoun Crescent, Edinburgh EH7 4AU a stylish, light and spacious top floor flat, forming part of an impressive period style modern building, on the edge of Edinburgh's New Town offering spacious and well-proportioned accommodation with a pleasant outlook to front and rear. The property is presented to the market in immaculate order throughout and has been painted in neutral tones. The accommodation briefly comprises a welcoming entrance hall, a comfortable living room for relaxing with patio doors giving access to the balcony and a modern fitted dining kitchen. The master bedroom provides a tranquil retreat and comes complete with fitted wardrobes, balcony and a stylish ensuite shower room. The second bedroom is light and airy and is currently being used as a home office and the accommodation is completed by a contemporary family size bathroom with white suite with glass screen and mains operated shower over the bath. The property further benefits from gas central heating, double glazing, security entry phone system, communal garden grounds, communal underground garage with two permit parking spaces and there is a secure communal bike store. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property on offer.

## Factoring

The development is managed by Trinity Factors and a yearly fee of approximately £1,200 is payable. The fee includes full block building insurance, all communal maintenance and repairs and cleaning. The stairwell is cleaned once a week, and the communal bin area is also regularly cleaned.

## Location

Bellevue is a highly sought-after residential area located just to the north of Edinburgh's city centre, offering the perfect balance of urban convenience and established neighbourhood charm. Its prime position allows easy access to the city centre, which can be reached on foot in approximately 20 minutes, or within a short journey by public transport, making it ideal for professionals, families and investors alike. The area is exceptionally well served by a wide range of local amenities. Nearby Leith Walk and Broughton Street provide an excellent selection of independent shops, cafés, restaurants and bars, along with everyday conveniences such as supermarkets, pharmacies and banks. Further retail options are available at the Omni Centre and St James Quarter, both easily accessible. Bellevue benefits from excellent transport links, with frequent bus services connecting the area to the city centre, Leith, and beyond. Waverley Station is also within close proximity, offering national rail connections, while Edinburgh Airport is readily accessible via tram and bus services. Recreational opportunities are plentiful, with the open green spaces of London Road Gardens, Pilrig Park and the Water of Leith Walkway all nearby, providing ideal settings for walking, cycling and outdoor leisure. The area also benefits from easy access to cultural attractions, gyms, and entertainment venues throughout the city. Overall, Bellevue offers an attractive combination of central location, strong transport connectivity, excellent amenities and access to green spaces, making it one of Edinburgh's most desirable places to live.

## Extras

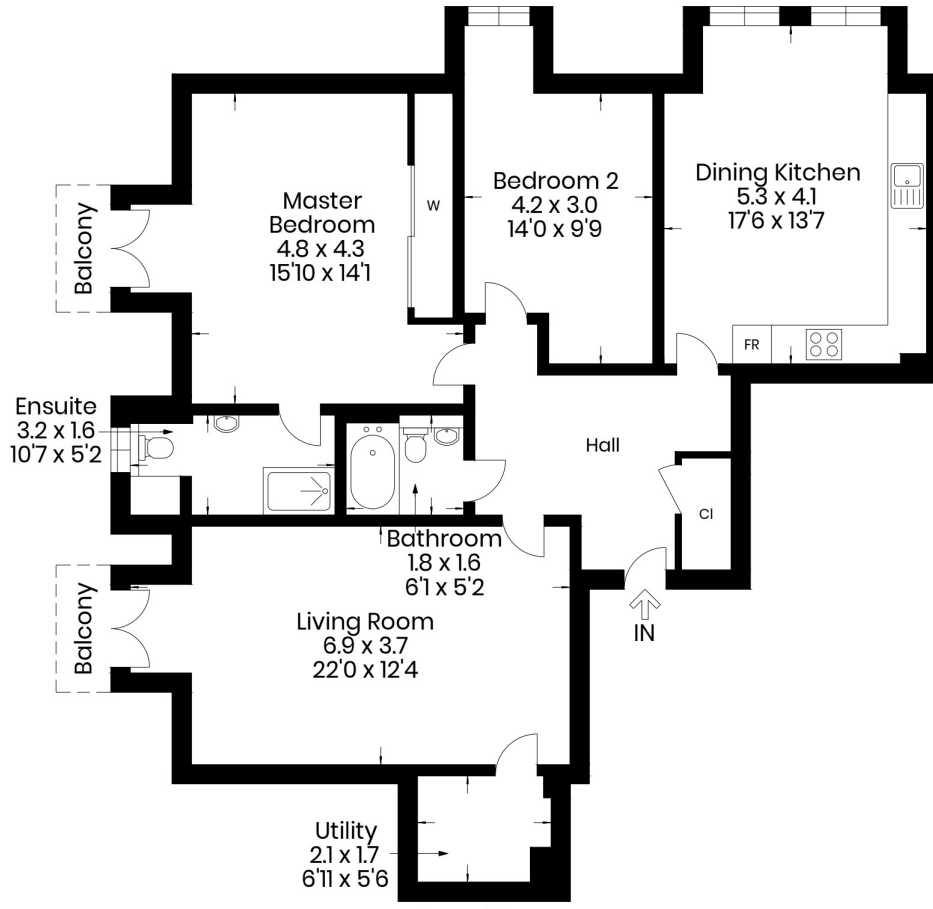
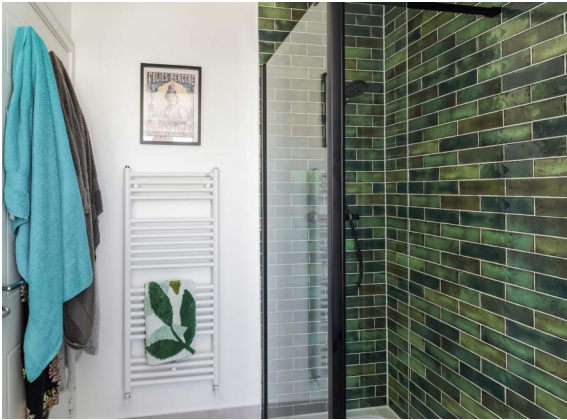
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances.

## Features

- Entrance hall
- Living room
- Dining kitchen
- 2 Bedrooms
- 2 Bathrooms
- Gas central heating
- Double glazing
- Communal garden grounds
- Communal underground garage with 2 permit spaces
- Secure communal bike store
- EPC rating - C
- Council Tax Band - E
- Tenure - Freehold

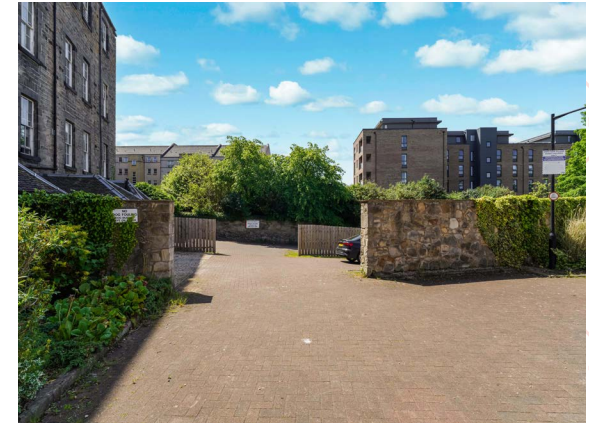






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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
 vistaBee 2026



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**DISCLAIMER** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.