










Offers Over
£225,000

18/5 Hopetoun Street

Bellevue | Edinburgh | EH7 4GH

Forming part of a factored development with secure entry and residents' parking, this well-proportioned one-bedroom first floor flat offers an excellent opportunity for first-time buyers or professionals seeking a centrally located home. Situated within comfortable walking distance of the City Centre, the property benefits from superb access to local amenities, transport links, and leisure facilities.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Lift
-  Underground Parking
-  EPC Rating – B
-  Council Tax Band - D



Description

The accommodation is accessed via a secure entry system and opens into a welcoming hallway with useful built-in storage. The main living space is arranged in an open-plan layout, creating a bright and versatile environment for both relaxing and dining. The reception area is finished in neutral décor with carpeted flooring and features a Juliet balcony, allowing natural light to flood the room. The fitted kitchen is positioned off the living area and provides a practical layout with space for freestanding appliances. The bedroom is a generous double, also finished in neutral tones with carpeted flooring, and benefits from a full-height window and Juliet balcony, enhancing the sense of light and space. The bathroom is fitted with a white three-piece suite, including a thermostatic shower over the bath and complementary white tiling surrounding.

Additional benefits of the property include a lift providing convenient access to all floors within the building, gas-powered central heating, and double glazing throughout, all of which contribute to the comfort and energy efficiency of the home.

The development is professionally managed by James Gibb, with an approximate factoring fee in the region of £400–£450 per quarter. These charges typically contribute towards the maintenance and upkeep of the communal areas, building management, and general services within the development.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Parking

Residents also benefit from secure underground parking, with one parking space available per flat. For visitors, additional parking can be found nearby through on-street metered parking. Within the underground car park, residents have access to dedicated bicycle storage racks, providing a convenient and secure option for those who cycle.

Viewing

Please contact Neilsons on 0131 625 2222.





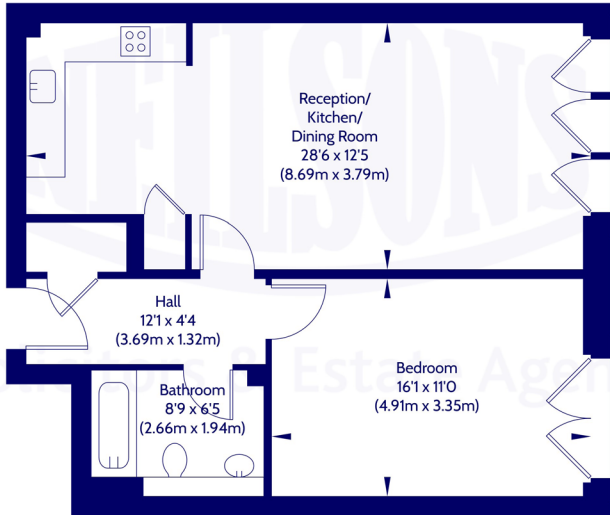
Location

Located in the desirable 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 61 Sq M / 655 Sq Ft.

1st Floor



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.



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