



NEILSONS



81/4 Hopetoun Street, Bellevue, Edinburgh, EH7 4NJ

Offers Around: £220,000



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- **Substantial 1st floor apartment in quiet modern development**
- **Excellent location within walking distance of the city centre**
- **Impressive accommodation in move-in condition**
- **Welcoming hallway with storage facilities**
- **Lovely and spacious lounge/diningroom with French doors to balcony**
- **Delightful modern fitted dining kitchen**
- **Two double bedrooms with built-in wardrobes**
- **Modern bathroom with white suite and separate shower room**
- **Gas central heating with combination boiler and double glazing**
- **Communal grounds and secure underground resident's permit parking**

PROPERTY DESCRIPTION

This impressive, larger than average 2 bedroom first floor apartment forms part of a modern development in the enviable Bellevue area of the city, conveniently positioned for all amenities city centre living has to offer.

In 'move in condition', this freshly decorated and newly carpeted delightful flat will undoubtedly appeal to the young professionals seeking a great home in a central location and merits internal viewing to be fully appreciated.

Entered via a secure communal entrance with carpeted corridors and stairs to all floors. The welcoming hallway is enhanced by wood effect flooring, offers good storage facilities with all rooms leading off. Lovely and spacious lounge/diningroom has double doors leading to the balcony, enjoying a southerly aspect. The stylish dining kitchen is fitted with a range of modern units with integrated appliances and can easily accommodate dining furniture. There are two double bedrooms both with built-in wardrobes, a modern shower room and bathroom with three piece white suite. A gas central heating with combi boiler and double glazing ensure economical year round comfort.

LOCATION

Hopetoun Street forms part of an exclusive modern development in the heart of Bellevue, a sought after residential district within walking distance of the city's centre. The area has excellent local shops and services providing everyday needs with a Tesco supermarket conveniently located on Broughton Road. There are a variety of cafes, restaurants and bars within the vicinity together with the Playhouse Theatre and Omni Centre, housing a Health & Fitness Centre and multiscreen cinema. The Royal Botanic Gardens and Inverleith Park are both only a short distance from the property. The cosmopolitan Shore area is easily accessible and offers an array of individual bars, bistros and restaurants with the

Ocean Terminal Shopping Complex providing a number of High Street named stores. Excellent public transport provides quick and easy access to many parts of the city with Waverley Train Station, based at the East End of the City Centre within easy reach, providing speedy access to the North and South.

EXTRAS

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in gas hob with extractor hood above, electric oven and integrated appliances (fridge freezer, washer/dryer and dishwasher).

GARDENS/FACTORS AND PARKING

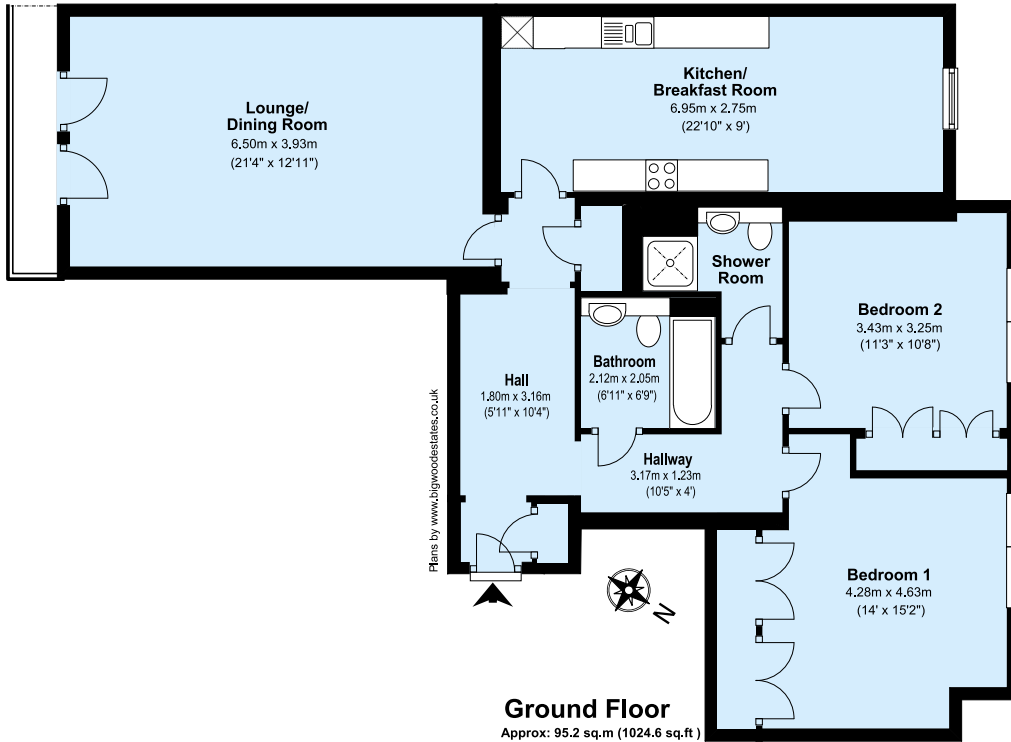
The development sits within well maintained communal landscaped garden grounds with factoring conducted by Trinity Factors, to whom a fee is payable for the maintenance of the garden grounds, stair cleaning and lighting and includes block buildings insurance. It should be noted communal redecoration is ongoing and will be payable from the contingency fund. The property further benefits from secure underground parking with 2 residents parking permits and 1 visitors permit.

VIEWING

Sunday 2-4pm or by appointment telephone Neilsons (0131 625 2222)

EPC Band - B





Whilst every attempt is made to ensure accuracy of plans, it is the responsibility of the client to ensure errors are picked up and reported to Bigwood Estates Ltd for correction.



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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.