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9/8 HUNTINGDON PLACE

BELLEVUE, EDINBURGH, EH7 4AX

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DESCRIPTION

Spacious second floor flat within the sought after Bellevue area. This modern property benefits from a quiet central location, secure allocated parking space, double glazed windows, gas central heating and two Juliet balconies with views over the communal garden and Hopetoun Crescent Gardens.



Property Features

(see floor plan for measurements):

- Hall leading to all rooms. Entryphone, fitted carpet and radiator
- Lovely bright dual aspect living room/dining room featuring two Juliet balconies with wooden French doors. Ample room for a dining table and chairs. TV point. Fitted carpet and radiator
- Kitchen with window looking out over Hopetoun Crescent Gardens, fitted with a good range of modern wall and base units, worktops and tiled splash backs. Gas hob, electric oven, extractor fan, 1 ½ bowl stainless steel sink and drainer, built-in fridge/freezer and washing machine. Larder/storage cupboard. Vinyl flooring and radiator
- Good sized double bedroom with window to Hopetoun Crescent Gardens. Built-in wardrobe with sliding mirrored doors. Fitted carpet and radiator
- Second double bedroom with window looking out over the communal garden. Built-in wardrobe with sliding mirrored doors. TV point. Fitted carpet and radiator

- Bathroom with w.c. and wash hand basin set into vanity top with storage cupboard below, bath with Mira Sport electric shower over. Full wall tiling around bath and splash back tiling around sink area. Mirror and shaver light/socket. Vinyl flooring and radiator
- Secure underground allocated parking space
- Shared garden

ITEMS INCLUDED:

All fitted floor coverings, curtains, integrated appliances including hob, oven, extractor hood, fridge/freezer and automatic washing machine. All other items of furniture available by separate negotiation.

FACTOR CHARGES:

The development is factored by James Gibb with a charge of approximately £450 per annum. This includes cleaning and maintenance of the communal areas, including the garden grounds and parking areas, together with the Block Buildings Insurance.

LOCATION:

The popular Bellevue district lies to the north east of the City within easy reach of Princes Street, Waverley Station and other well known City Centre landmarks. This convenient position affords immediate access to good local amenities including a wide range of shops, restaurants, cinemas and bars. Of particular note are The Omni Leisure Centre which has a multiplex cinema, restaurants and bars. John Lewis, the Playhouse Theatre and the highly respected shops within Multrees Walk are also within easy reach. Regular bus services within the surrounding area connect with many parts of the City. Local schooling is available close by. The Royal Botanic Garden is also within easy walking distance together with the attractive Water of Leith walkway.

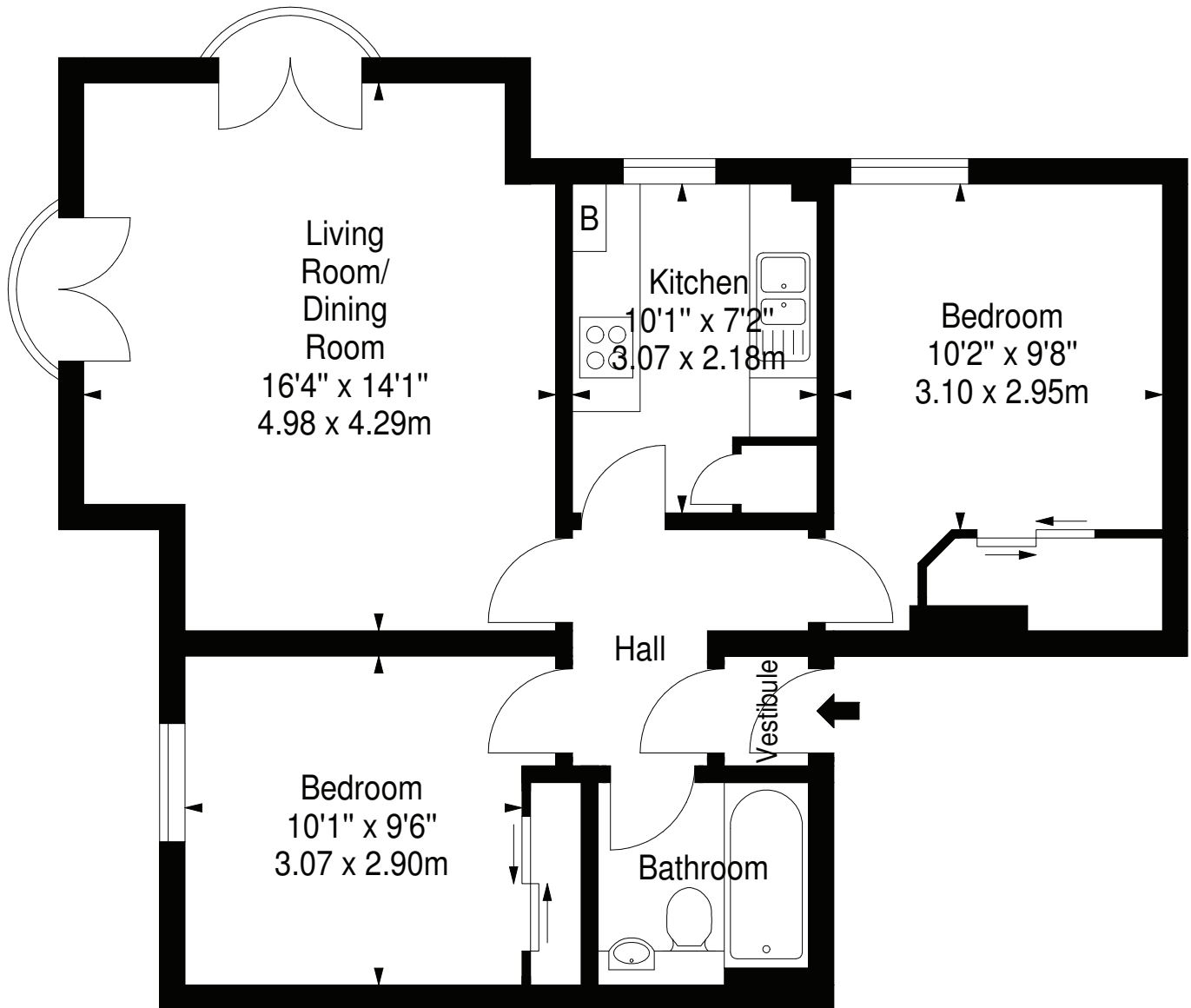
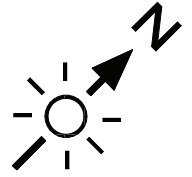
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Approx. Gross Internal Area

645 Sq Ft - 59.92 Sq M

For identification only. Not to scale.

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Second Floor

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