



Flat 6, 2b Hopetoun Street, Edinburgh, EH7 4ND

Light & Tastefully Presented Two-Bedroom, Third-Floor Corner-Aspect Flat

Up to date price and viewing info at mov8realestate.com/property

éspc rightmove[®] find your happy Zoopla

Property Description

Light and tastefully presented, two-bedroom, third-floor, corner aspect apartment, forming part of an exclusive modern development. Located in Edinburgh's desirable Bellevue area, just north of the city centre.

Comprises an entrance hallway, open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room, and a family bathroom.

Highlights include a modern fitted kitchen with appliances, quality wood flooring, fitted bathroom suites and city skyline views. In addition, there is excellent storage provision, generous room sizes, light modern decor, and gas central heating and double glazing.

The development also provides a shared terrace, a secured video entry system, a shared bike store and a lift service.

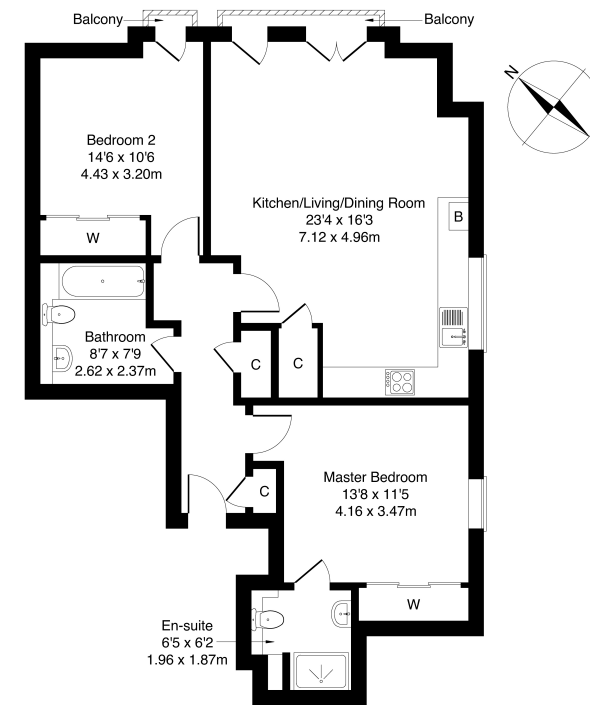
A welcoming entrance leads into the property, providing access to all rooms and creating a functional and convenient living space. The open-plan living room and kitchen area is finished with contemporary wood-effect flooring, with the living space further benefiting from a balcony, making it ideal for entertaining. The kitchen features granite-effect countertops with a splashback, a stainless steel sink with a drainer, an integrated oven and electric hob with canopy above, as well as a dishwasher and fridge freezer, with additional space for another appliance.

Both bedrooms are finished with carpeted flooring, complemented by light and tasteful décor and built-in cupboards, with the principal bedroom further benefiting from an en suite shower room. Completing the property is the family bathroom, fitted with a three-piece suite and a shower over the bath.



Flat 6, 2B Hopetoun Street, Edinburgh, EH7 4ND

Approximate Gross Internal Area: (850 sq ft - 79 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Bellevue is a vibrant and centrally located neighbourhood, just a short walk from Edinburgh's city centre and ideally positioned adjacent to the New Town, the bustling East End, and Leith Walk. This popular area features a diverse mix of traditional stone-built tenements, family homes, and modern residential developments, appealing to a wide range of buyers. The area boasts excellent local amenities, with a broad selection of convenience stores, supermarkets, and independent shops along Leith Walk and Broughton Street. Nearby Canonmills and Stockbridge further enhance the offering with specialist retailers, artisan cafés, restaurants, bars, and services. Tesco and Lidl supermarkets are also

conveniently located on Broughton Road. Bellevue is rich in green space, with King George V Park, Inverleith Park, and the renowned Royal Botanic Garden all close by. Calton Hill and Princes Street Gardens are also within walking distance, offering additional outdoor leisure options. With the new St James Quarter and Omni Centre nearby, residents benefit from an abundance of shopping, dining, and entertainment venues. Excellent public transport options are readily available, including frequent bus routes from Elm Row, Leith Walk, and York Place, as well as the recently extended tram line connecting the city centre with Edinburgh Airport and Newhaven.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.