



Solicitors & Estate Agents



Offers Over

£375,000

85/16 Hopetoun Street

Bellevue | Edinburgh | EH7 4NJ

A stylish and generously proportioned top floor apartment (with lift), forming part of a popular contemporary development and enjoying a superb central location close to the city, in Edinburgh's desirable Bellevue area.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Secure underground residents parking
-  Private balconies
-  EPC rating – C
-  Council tax band - F



Description

Internally, the property is presented in immaculate, move-in-ready condition throughout, featuring two private balconies and over 100 sq. m of highly versatile living space, ideally suited to professional couples and those working from home.

Accessed via secure entry, with lifts to all floors, the property briefly comprises; an extensive hallway with built-in storage, bright and spacious reception/dining room with ample space to allow for a variety of layouts and access to a southeast facing balcony with views towards Arthur's Seat and the city. To the front of the property, is a well-equipped dining kitchen, which has been fitted with an excellent variety of attractive wood units, complete with contrasting worktops, splash tiling and double doors opening out to an additional balcony with a pleasant open outlook. There is a generously sized principal bedroom with fitted wardrobes and stylish en-suite, a further well-proportioned double bedroom with built-in storage, and the main family bathroom with three-piece white suite, splash tiling and glass splash screen.



Extras

All white goods, integrated appliances, blinds, light fittings and curtains will be included. The furniture within the flat is available via separate negotiation.

Parking and Factor

The owner of the property has access to a secure underground car park, accessible via a security fob. Trinity Factors maintain the building and communal areas, for a fee of approximately £720, paid twice per year.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

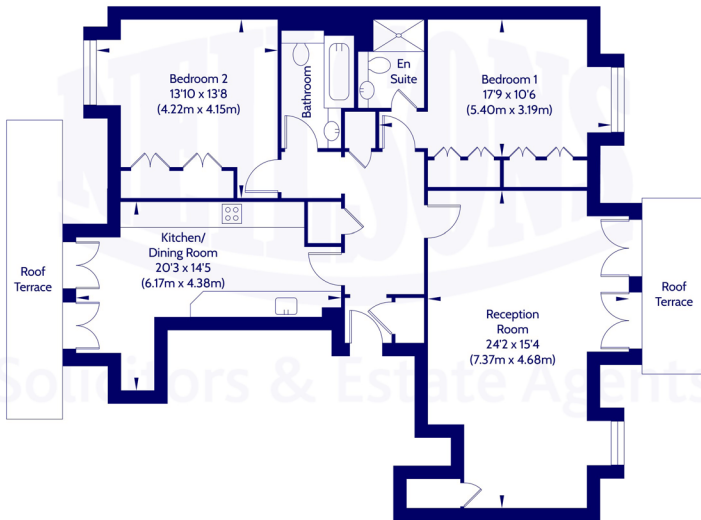
Located in the popular Bellevue district, this property enjoys a superb central setting with excellent access to a wide range of amenities. The vibrant Broughton Street is just a short stroll away, offering an array of independent shops, cafés, bars, and restaurants, while nearby Canonmills and the New 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 101 Sq M / 1086 Sq Ft.

5th Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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