NEILSONS

Solicitors & Estate Agents



Offers Over

£300,000

2B/8 Hopetoun Street

Bellevue | Edinburgh | EH7 4ND

A fantastic opportunity has arisen to purchase this generously proportioned and beautifully presented modern fourth floor flat offering stunning open views. Situated within comfortable walking distance of the City Centre, the property benefits from superb access to local amenities and transport links.

- 2 Bedrooms
- 1 Public Room
- 2 Bathrooms
- Allocated parking space
- EPC Rating – B
- Council Tax Band - E



Description

The accommodation in brief comprises; secure entry system, lift/stair access to all floors, welcoming entrance hallway with good built-in storage, spacious and bright reception room/dining room offering fantastic open views to all aspects, open plan to modern fitted kitchen with useful pantry cupboard, well proportioned principal bedroom with fitted wardrobes and en-suite shower room, second good sized double bedroom with fitted wardrobes and stylish bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.





Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances which include fridge/freezer, oven/hob, dishwasher and washing machine.

Parking

The property benefits from an allocated parking space to the rear and a communal drying area. There is a factoring fee payable to Myreside Management for the upkeep of the communal areas of approximately £150 per month.

Viewing

Please contact Neilsons on 0131 625 2222.









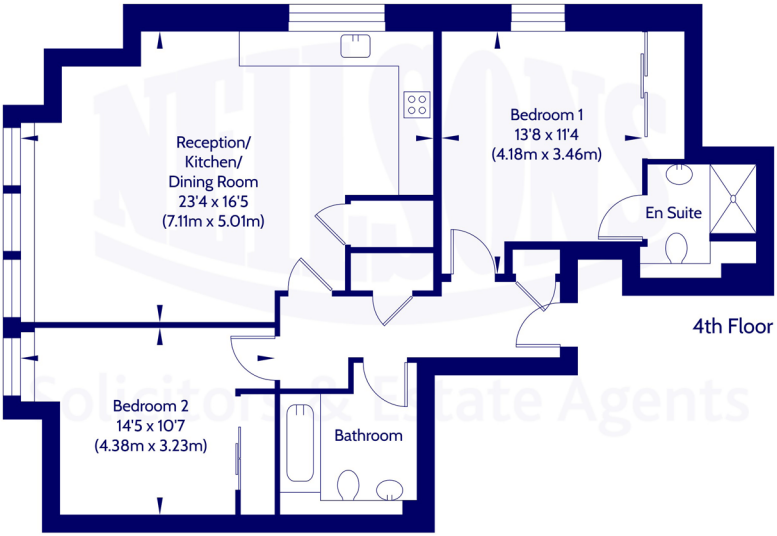
Location

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 79 Sq M / 846 Sq Ft.



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.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

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