

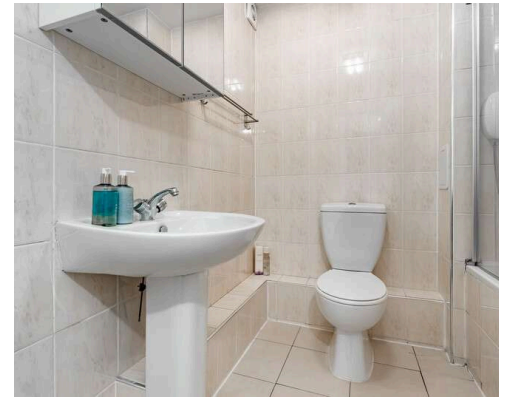
BELLEVUE

1/2 HOPETOON CRESCENT
EH7 4AY



EPC RATING: D

OFFERS OVER £230,000



WELL PRESENTED, TWO BED APARTMENT IN ESTABLISHED MODERN DEVELOPMENT

Bright and well-proportioned ground floor flat in small, factored, modern development with parking & private secluded patio in highly sought after New Town district. Perfect for young professionals or buy to let investors.

VIEWING

Sun 2-4pm or pls call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with useful storage
- Bright sitting/dining room with patio doors to private patio
- Fitted kitchen with modern white units, integrated appliances inc brand new Hob & Oven
- Principal bedroom with large mirrored built-in wardrobes
- Second double bedroom also with built-in wardrobes
- Family bathroom with white suit, electric shower over the bath
- Electric heating
- Double glazed windows
- Private Patio
- Resident Private Parking
- Development managed by FirstPort Scotland for approx. £78 a month, to include block buildings insurance and maintenance of the building & surrounding grounds

AREA

Bellevue is located only a short walk from the commercial heart of Edinburgh, Princes Street and George Street. The property offers all the convenience of city centre living combined with the benefit of good local amenities. There is an array of high quality restaurants, bars, cafes and shops within easy reach. There is excellent shopping facilities at the St James quarter and leisure facilities at the Omni centre include a multi-screen cinema, Nuffield Health Club and numerous restaurants. Locally there is both a Tesco Superstore and a Scotmid. Excellent bus services to the city centre and Waverley rail station, St Andrews Square bus station and the tram from the airport to Newhaven goes past the property.

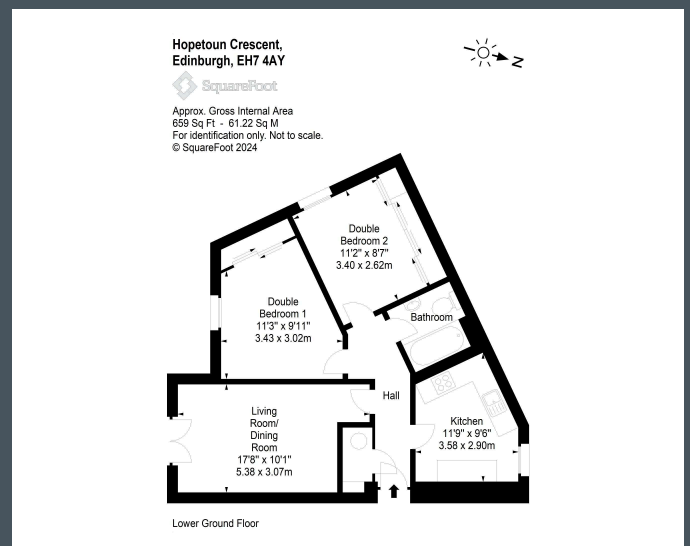
EXTRAS

All fitted carpets, fitted floor coverings, Blinds, light fittings, hob, oven, extractor hood, fridge, freezer and washer/dryer are included in the sale.

HOME REPORT VALUATION

£240,000

Sitting/dining room	17'8 x 10'1 (5.38m x 3.07m)
Kitchen	11'9 x 9'6 (3.58m x 2.90m)
Bedroom 1	11'3 x 9'11 (3.43m x 3.02m)
Bedroom 2	11'2 x 8'7 (3.40m x 2.62m)



Contact:

205 Morningside Road Edinburgh EH10 4QP
T • 0131 446 6850 E • info@jardinephillips.com
F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

