










Offers Over

£320,000

19/4 Hopetoun Street

Bellevue | Edinburgh | EH4 4NF

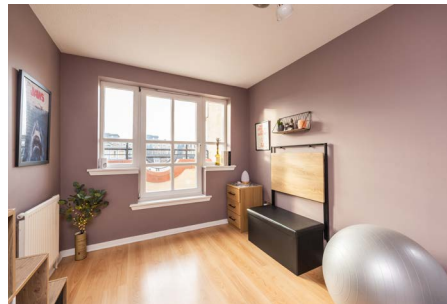
Enviably located close to the city centre and amenities is this superb duplex apartment over second and third (top) floors, forming part of a smart modern development with landscaped ground and residents parking. Offering flexible accommodation with three bedrooms and two private balconies the property is presented for sale in excellent move-in condition.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
- 2 Balconies
-  Shared gardens
-  Residents parking
-  EPC Rating – C
-  Council Tax Band – E



Description

Accessed via a secure entry system and well-kept communal stair, at the second floor the front door opens to a welcoming hallway with useful built-in storage. There is an impressive bay windowed reception room to the front of the property which offers ample space for both living and dining furniture. A smart modern kitchen/breakfast room is to the rear, fitted with sleek modern units with integrated oven, hob and cooker hood. Stairs lead to the upper floor where there are three good sized bedrooms, two which have private balconies with the principal bedroom having a built-in wardrobe. A smart modern bathroom with white suite, dual head over bath shower and vanity storage completes the accommodation. Benefits on offer include full double glazing and gas central heating.



Extras

All fitted floor coverings window blinds, light fittings and the integrated kitchen appliances are to be included in the sale. Other items may be available by separate negotiation.

Gardens, Parking and Factor

The property is set within attractively landscaped communal grounds with ample residents parking, wide lawn areas and a children's playpark. The building and grounds are managed and maintained by James Gibb Factors at a cost of approximately £80 per calendar month.

Viewing

Please contact Neilsons 0131 625 2222.





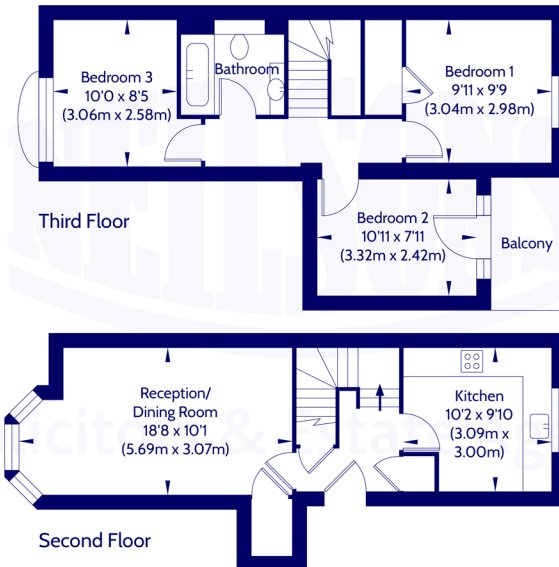
Location

Bellevue lies just to the east of Edinburgh's world famous New Town and is within easy walking distance of the wealth of amenities the city centre has to offer, including the impressive St James Quarter, Waverley Station and an array of theatres, cinemas, galleries and museums. Day to day shopping is readily available locally, with Tesco and Lidl supermarkets also close at hand. Regular local bus and tram services provide swift access in and around the city, to the airport and to Leith's fashionable Shore district of restaurant and bars. Ample recreational facilities are available in the area including gyms and yoga studios along with a choice of parks and green spaces, walking and cycling routes.





Approx. Gross Internal Floor Area 73.98 Sq M / 796 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.



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