



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 12/11 Hopetoun Street

Bellevue, Edinburgh EH7 4GH



# 12/11 Hopetoun Street

Forming part of an exclusive development in sought-after Bellevue, this tremendous third floor apartment offers a fabulous home within easy reach of the city centre and the cosmopolitan Shore district. Finished to the impeccable standard, the property boasts flawless décor, with two private balconies and secure residents underground parking.

Accessed via a secure entry-phone system and a communal foyer (with stair and lift access), the front door opens into a generous hall with two cupboards. Continuing through the hall you reach the heart of the home: the breathtaking open-plan lounge/diner/kitchen area. Spectacular south-facing full-height windows fill the room with light for the majority of the day and a patio door leads to a generous covered balcony. Neatly tucked into one corner of the room, the stylish L-shaped kitchen offers extensive storage and worktop space. The vast lounge/dining area adjacent is an exceptionally versatile space that would lend itself to endless configurations.

## Property Summary

- Central city location, in sought-after Bellevue
- Modern third floor apartment
- Bright & airy open-plan living room, dining & kitchen
- Generous covered balcony
- Master bedroom with en-suite shower & balcony
- Further double bedroom
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Shared terrace to rear
- Secure underground parking
- EPC Rating - B | Council Tax Band - E



Home Report Value - £ 340,000









Stylish city  
living, is offered  
by this  
two bedroom  
apartment.







Returning to the hall, the spacious master bedroom is bathed in light from a dual-aspect, including full-height glazing, which opens onto another delightful balcony, and is enhanced by a gleaming en-suite shower room featuring a double shower enclosure, a wall-hung basin and a WC. The second double bedroom is also well proportioned. The pristine three-piece bathroom comprises a modern bath with shower fitted over, wall-hung basin and a WC.

Externally, there is a communal terrace to the rear and secure residents underground parking.

Development is factored by James Gibb, with an approximate monthly charge of approx. £140, this covers maintenance of the communal areas, lift and blocks building insurance.

Extras: fitted floors, blinds and all integrated kitchen appliances, to be included in the sale.

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**dream property!**



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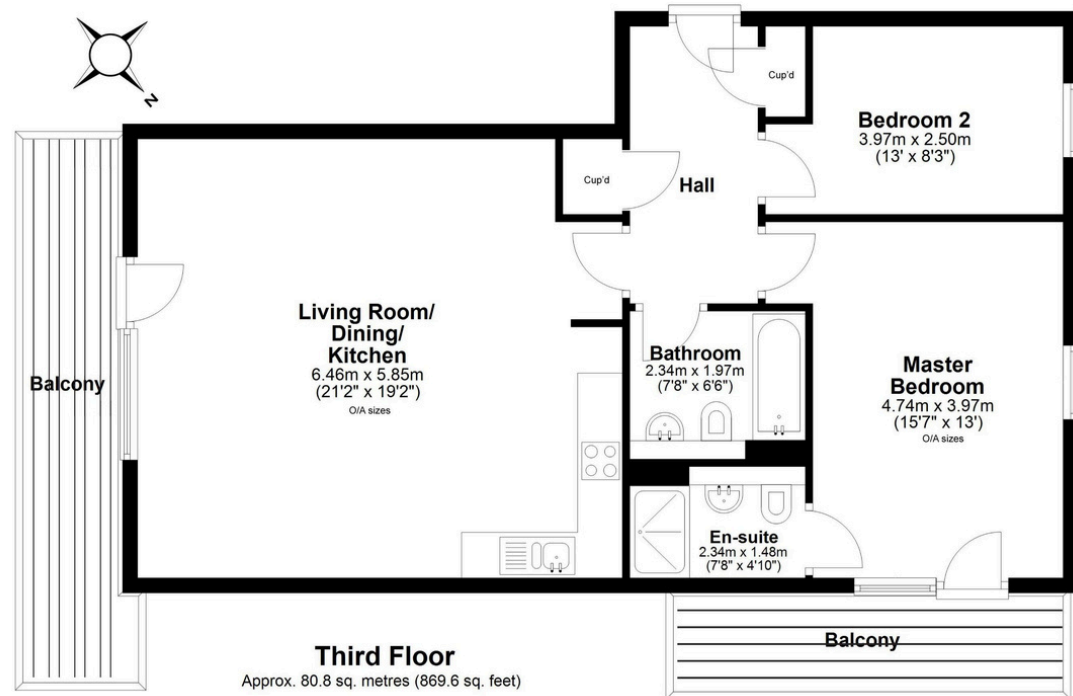


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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



## Location

The popular Bellevue district lies to the north east of the city – part of New Town Conservation Area ; within easy walking distance of Princes Street, Waverley Station and other well known landmarks. This convenient position affords immediate access to most commercial facilities including a wide range of shops, restaurants, cinemas and bars. Of particular note are the Omni leisure centre, the Playhouse Theatre, and the many high end shops on Multrees Walk and George Street. Minutes to the north is leafy Inverleith with the Royal Botanic Gardens and access to the Water of Leith path network. Regular bus and tram services within the surrounding area connect with many parts of the city, and local schooling is available close by.