



81/3 Hopetoun Street
Edinburgh, EH7 4NJ

81/3 Hopetoun Street, Edinburgh, EH7 4NJ
Hallway with ample storage
Large fitted kitchen/dining room
Spacious living room
3 double bedrooms
2 bathrooms
Double glazing and gas central heating throughout
Residential parking
EPC: C
Council Tax Band: F

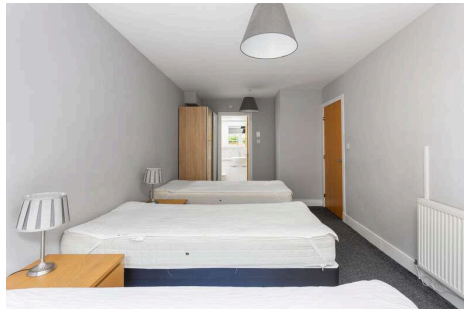
Set conveniently close to the city centre and surrounded by excellent local amenities, quick transport links and vast open green spaces is this immaculately presented and spacious three-bedroom ground floor apartment. Boasting gas central heating, double glazing, residential parking, lift, communal bike store and manicured communal grounds this property would make an ideal purchase for families, first time buyers and investors alike.

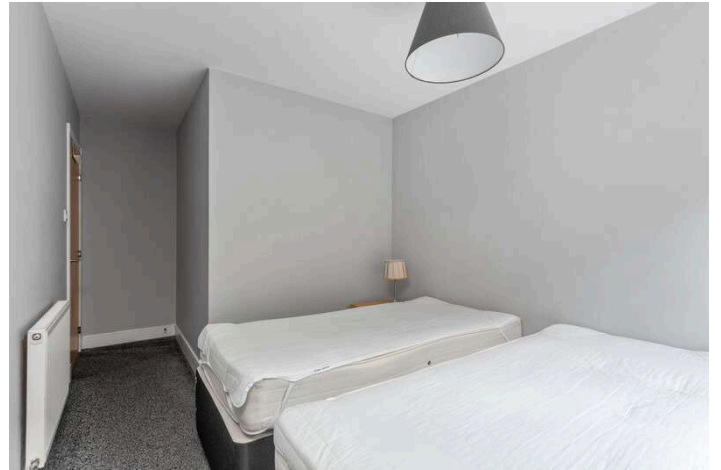
The property comprises; Welcoming hallway with modern wood floors and three generous storage cupboards. Spacious living room large enough for at least two sofas and a dining table, with French doors that open into the rear car park. Well-proportioned kitchen/dining room with base and wall-mounted units providing ample storage and worktop space, fit with under-unit lighting and integrated appliances including washing machine, dishwasher, fridge freezer, electric oven, gas hob and cooker hood. Dining area can comfortably fit a large 6-8 person dining table, while providing access to rear car park. Master bedroom with en-suite shower room. Two further double bedrooms of good size, one of which hosts a built-in wardrobe with shelf and rail. All bedrooms are quietly positioned, and fit with good-as new carpets. Contemporary three-piece family bathroom suite with shower over bath, WC, wash basin with storage cabinet and wall-mounted towel rail.

Hopetoun Street is situated in the Bellevue area of Edinburgh on the edge of the historic New Town and has all the benefits of city living within easy walking distance. These include the main shopping and commercial areas of Princes Street and George Street, yet the location retains a quiet ambiance. The new St James Quarter with its wide array of shops and restaurants is within easy walking distance of the property and John Lewis and Harvey Nichols are also closeby. Broughton Street offers a more eclectic selection of specialist shops and the Omni Centre has a multi-screen cinema, private gym and a number of restaurants which is next to the Playhouse Theatre. Edinburgh is also very well regarded for its green spaces and the Royal Botanic Gardens offer many pleasant walks. Regular public transport services operate nearby to and from the city centre and to surrounding areas including the tram service which is a five minute walk away. Edinburgh Waverley Railway Station is also close by and provides an excellent rail link to both East and West Lothian and beyond.









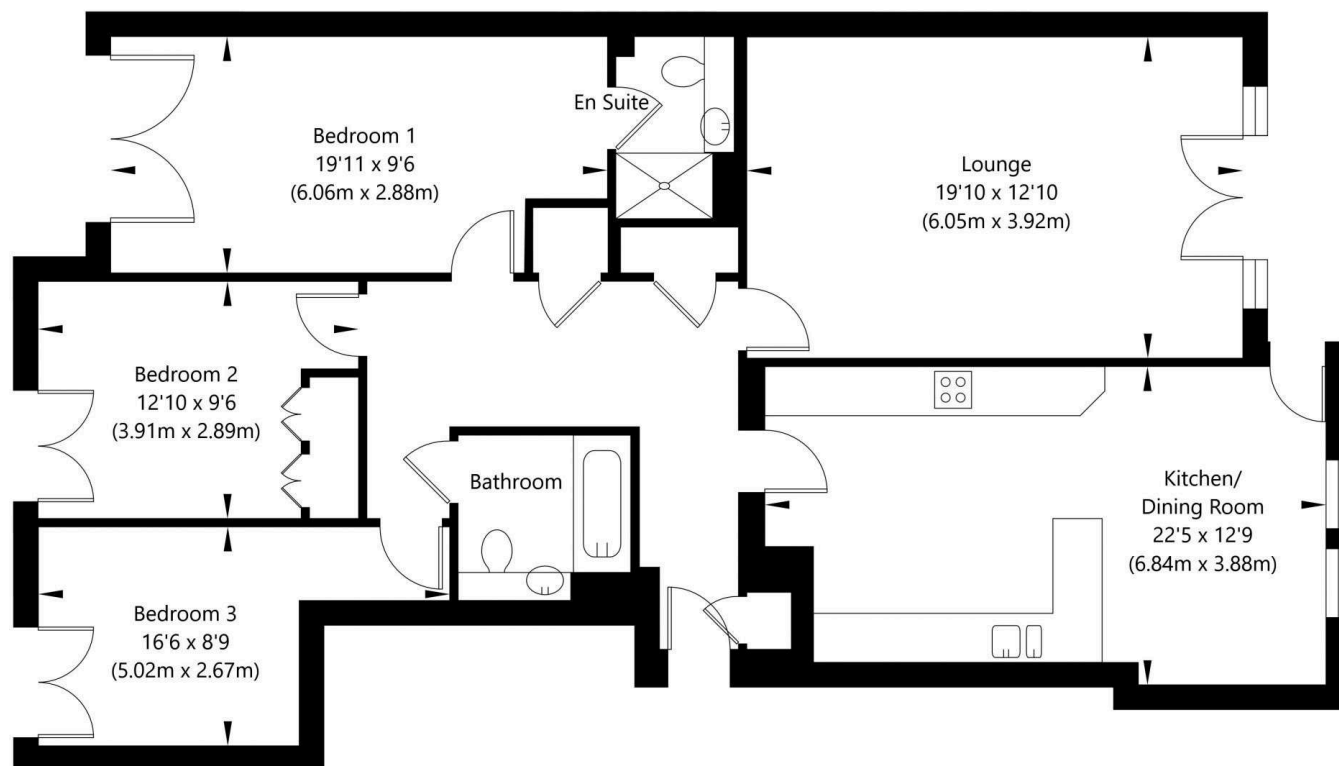


Approx. Internal Area 113.05 Sq M / 1217 Sq Ft.

Not to scale. For identification only.

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Ground Floor



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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