



8/11 Hopetoun Street  
BELLEVUE | EDINBURGH | EH7 4ND

  
**warners**  
solicitors & estate agents





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Situated in the city centre location of Bellevue, Warners are excited to bring to the market this stunning and contemporary two bedroom, fourth floor apartment in a fully serviced block to the market which will appeal to a wide array of buyers.

Upon entering the property, you are greeted with a welcoming entrance hallway with two useful storage cupboards and provides access to all rooms in the flat. The open plan living area offers a contemporary decor with laminate flooring. The kitchen area offers stylish and modern base and wall units, marble effect worktops and fully integrated appliances. In-style over counter lighting frames a very useful breakfast bar area whilst the living space also contains ample room for dining and lounge furniture. The living area is completed by a sunny south-east facing balcony with stunning views overlooking Calton Hill. Both bedrooms in the property are well-proportioned and offer build-in wardrobes, with the principal bedroom benefitting from an modern and stylish en-suite shower room. The property is completed by a family bathroom offering a white, three piece suite and shower over bath.

- Contemporary two-bedroom city centre flat
- Stylish and modern living area
- Balcony with views over Calton Hill
- Principal bedroom with modern en-suite shower room
- Well-proportioned second bedroom
- Secure entry system and private car parking

EPC Rating: B,

Extras included with sale: Integrated kitchen appliances (washing machine, dishwasher, fridge freezer), fitted blinds

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Bellevue is a prestigious area located on the eastern periphery of the City's impressive Georgian New Town. Nearby Canonmills offers a selection of shops, whilst Tesco has a large supermarket on Broughton Road. Heading up towards the east end, Broughton Street has a great choice of specialist shops and superb eateries. Recreational facilities within the east end area include the Omni Centre with multi screen cinema and restaurants on Elm Row and the Playhouse Theatre. The open green spaces of the Royal Botanic Gardens and Inverleith Park are within easy reach. The property is conveniently placed for those working in the main business sector, in and around the city centre. A regular bus service is on hand, which operates to Princes Street and other areas. The recently established Tram service which reaches to Edinburgh Airport and Leith is also very close at hand. Edinburgh Waverley is the nearest railway station, located at the east end of Princes Street. The City Bypass and main motorway networks are also easily accessible.





