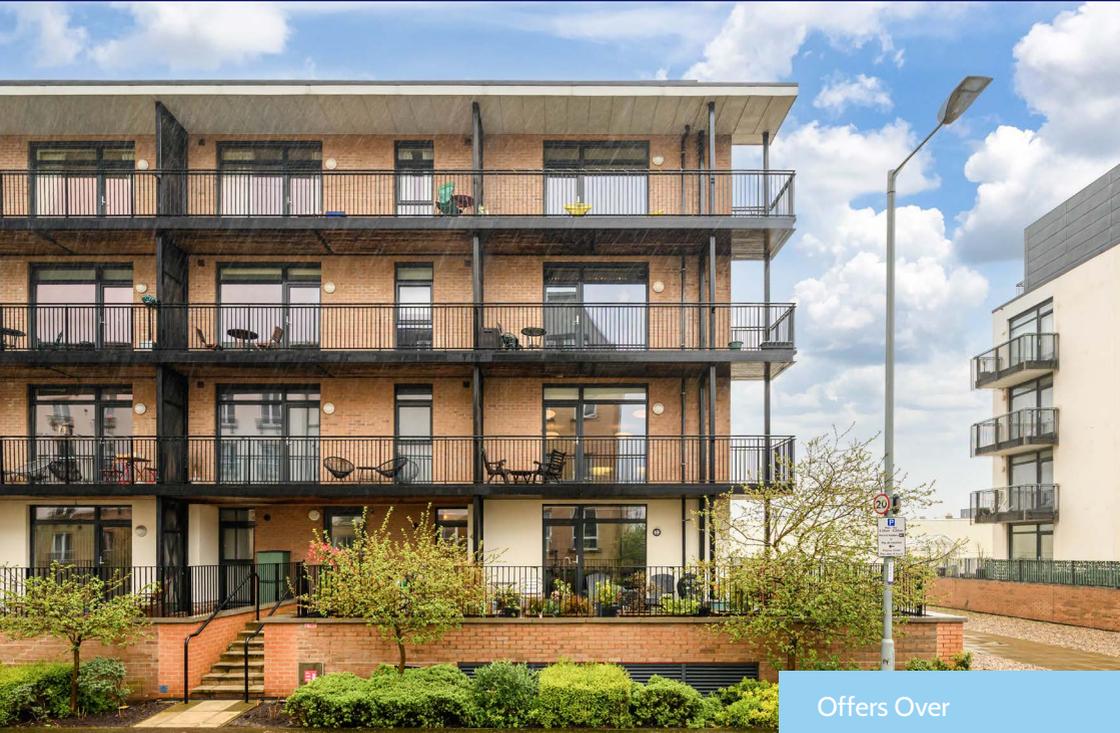




Solicitors & Estate Agents



Offers Over  
**£320,000**

# 12/5 Hopetoun Street

Bellevue | Edinburgh | EH7 4GH

Well presented first floor apartment forming part of a modern, factored development in the popular district of Bellevue, close to the City Centre and excellent local amenities and transport links. The apartment is in move in condition and has the added benefit of two private balconies, secure underground parking and is sure to appeal to a variety of buyers.

-  1 public room
-  2 bedrooms
-  2 bathrooms
-  2 balconies
-  Secure underground parking
-  Lift
-  EPC rating – B
-  Council tax band - E



## Description

Located on the first floor and accessed via the common stair or lift, the accommodation briefly comprises of a welcoming hallway with secure entry phone system and two cupboards (one of which houses the boiler), a bright and spacious living/dining room with a floor to ceiling window and a glazed door to a private balcony offering an ideal outdoor space for a table and chairs, open plan to a modern kitchen with a variety of wall and base units and appliances, dual aspect principal bedroom with built in wardrobe, en-suite shower room and a second private balcony, bedroom two with built in wardrobe and family bathroom with shower over bath.

The property further benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings will be included in the sale along with the fridge, freezer, washing machine, gas hob and electric oven.

## Balcony and Parking

The property has two private balconies, one off the lounge and the other off the principal bedroom. There is an unallocated car parking space in the secure underground car park along with on street permit/meter parking.

## Factoring

The property is factored by James Gibb and the costs for this are paid quarterly and amounted to approximately £1900 over the last 12 months. This includes the upkeep of communal areas and lift plus buildings insurance.

## Viewing

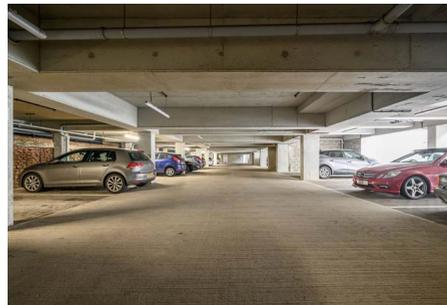
By appointment through Neilsons (0131 625 2222).





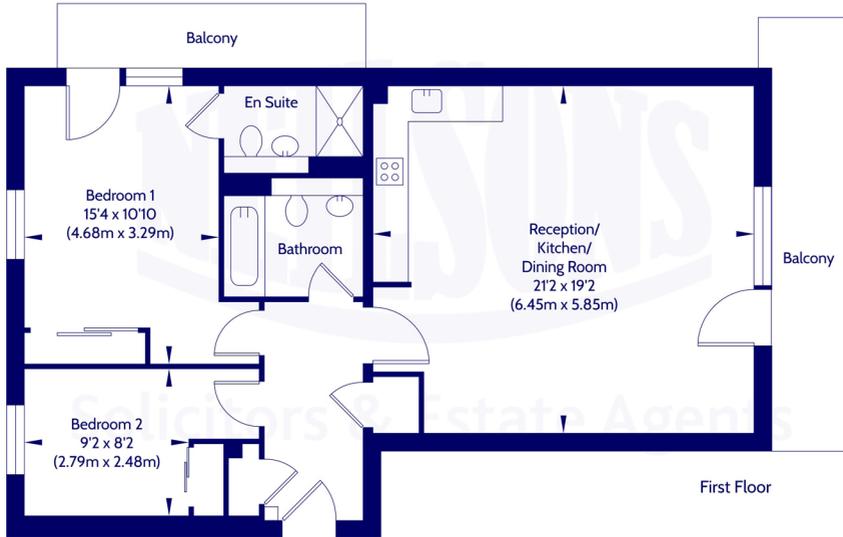
## Location

Hopetoun Street forms part of the sought-after residential area of Bellevue providing many local shops and services for everyday provisions. A Tesco superstore is conveniently located on Broughton Road, just a short walk away with further amenities available in the nearby Canonmills. Leisure facilities within the vicinity include St James Quarter, the Playhouse Theatre and Omni Centre, housing a Health & Fitness Centre and multiscreen cinema together with Calton Hill, The Royal Botanic Gardens and Inverleith Park. The City Centre is within walking distance and excellent public transport provides quick and easy access to anywhere in the city - this includes the Leith Walk and York Place Tram stops within walking distance. The cosmopolitan Shore area of the City, only a short distance away, offers an array of individual bars, bistros and restaurants with the Ocean Terminal Shopping Complex providing several High Street named stores.





Approx. Gross Internal Floor Area 80.33 Sq M / 865 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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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