



Flat 9, 12 Hopetoun Street, Bellevue, Edinburgh, EH7 4GH

Beautifully Presented and Spacious, Two-Bedroom, Third-Floor Apartment

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Property Description

Beautifully presented and spacious, two-bedroom, third-floor apartment, with a private balcony. Set in a modern, factored, residential development located in Edinburgh's desirable Bellevue area, just north of the city centre.

Comprises an entrance hallway, open-plan living/dining/kitchen, two double bedrooms, an en-suite shower room, and a family bathroom. Highlights include a modern, fitted kitchen, with appliances, contemporary flooring throughout, fitted bathroom suites and city skyline views.

In addition, there is excellent storage provision, generous room sizes, light, modern decor, gas central heating and double glazing.

The development also provides a shared terrace, a secured entry system, a lift service and a secure underground parking facility.

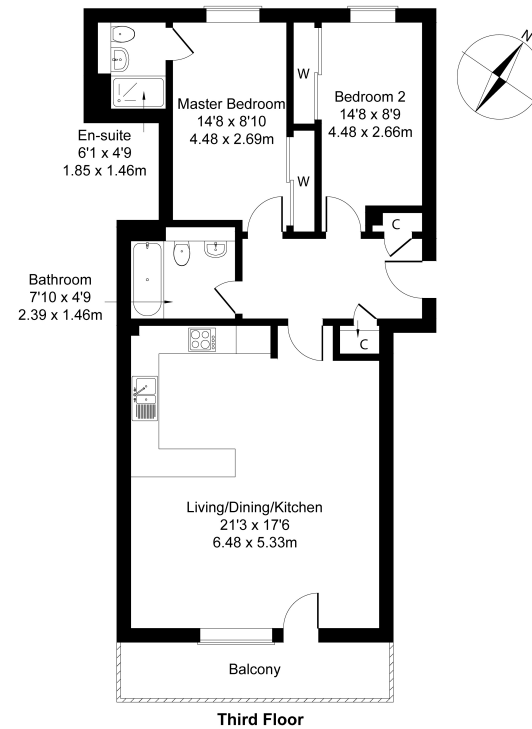
A bright, spacious entrance hall, with storage, displays the light, neutral decor and the modern, wood-effect flooring, found throughout the flat. On the left, an extensive, open-plan room is fronted by generous floor-to-ceiling glazing and opens onto a wide, southeasterly-facing balcony. Plenty of versatile space is available for both, lounge and dining furniture, whilst a kitchen is fitted with wood-effect units, stone-effect worktops and splashback tiling. Appliances include an integrated oven a gas hob, a stainless-steel canopy, a fridge/freezer and a freestanding washing machine.

Across the hall, two well-proportioned double bedrooms offer ample space for freestanding bedroom furniture and, whilst both enjoy built-in wardrobe storage, the master bedroom further benefits from an en-suite shower room.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath and tiled, splash walls.

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Approximate Gross Internal Area: (797 sq ft - 74 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Bellevue is a convenient and popular area, within walking distance to Edinburgh's city centre, adjacent to the New Town, the bustling East End and Leith Walk. There is a mix of stone-built tenement properties, family homes, and modern residential developments. A high amenity area, there is an extensive choice of convenience and specialist shopping and supermarkets on Leith Walk, whilst Broughton Street and nearby Stockbridge provide a range of quality independent

retailers including butchers, fishmongers, cafes, restaurants, and bars, as well as a Tesco store on Broughton Road. Outdoor spaces include King George V Park, Inverleith Park and the renowned Royal Botanic Gardens; as well as Calton Hill and Princes Street Gardens further afield. All the attractions of Edinburgh city centre can be reached on foot, whilst frequent bus services are available from Elm Row, Leith Walk and York Place.





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