



MACWOOD



55/1 HOPETOUN STREET,  
EDINBURGH, EH7 4NG



# WHAT YOU NEED TO KNOW



2 2 1

This ground floor 2 bedroom property is located within a quiet, leafy and modern development within easy walking distance of the city centre.

The property is situated in the highly desirable Bellevue area of Edinburgh with the accommodation comprising an entrance hall with 2 storage cupboards, a bright corner aspect open plan living/ dining room overlooking the immaculate communal gardens, and a modern fully fitted kitchen with integrated fridge freezer, washing dryer, dishwasher, electric oven, and gas hob - all included in the sale.

Further to that the property has 2 double bedrooms both with large built-in wardrobes, the main bedroom benefits from having an ensuite shower and there is also a main bathroom which is stylishly tiled with a plumbed shower. Entry to the well-maintained stairwell is via a secure entry system.

Tastefully decorated throughout and is in walk-in condition, the property also benefits from having double glazing, gas central heating, private parking space, and mature well-maintained communal gardens.



## OUR EXPERT SAYS...

*A really stylish city centre apartment in a nice quiet spot*

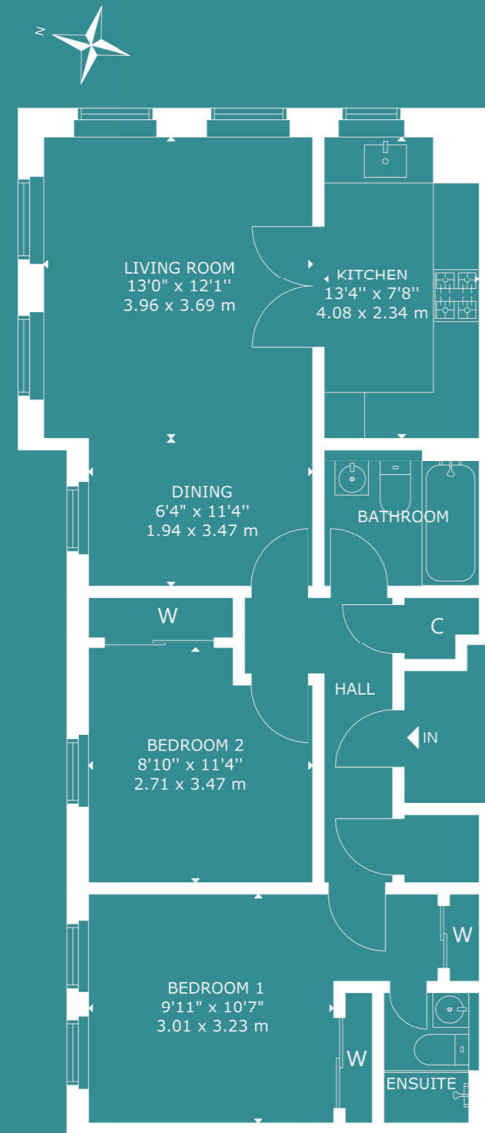
**- Ross MacDonald,  
Director**



**734 FT<sup>2</sup>**



# FLOORPLAN



# LOCATION

Situated within walking distance of the Edinburgh Tramline, this highly regarded development is also on the doorstep of the New Town, the St James Quarter, and Omni Centre; all offering leading retailers, independent shops, bars, restaurants, cinema, and a plethora of other leisure activities.

And not too far down the road, around a 30 minute walk, is The Shore, an ever popular hot spot for off-piste bars, Michelin Star restaurants and trendy eateries.

Being close to the Edinburgh Tram network means getting to and fro from Edinburgh Airport becomes so much easier and, of course, there are a whole host of local buses available to transport you around the city.

All of this whilst, at the same time, Hopetoun Street remains a quiet corner of town.



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**TO REGISTER YOUR  
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