



lindsays

**25/4 Hopetoun Crescent,
Bellevue, Edinburgh, EH7 4AY**

"An extremely well-presented two-bedroom, top floor flat in a popular modern development, in sought after Bellevue"

- Entrance hall
- Open plan living kitchen
- Two double bedrooms
- Modern bathroom
- Well maintained communal garden
- Allocated Parking Space
- Gas Central Heating
- Double Glazed

EPC Rating C

OFFERS OVER £245,000



Description

An extremely well-presented, two-bedroom top floor flat in a popular modern development, in sought after Bellevue. Enjoying a delightful, leafy outlook across Hopetoun Crescent Park and with views to Calton Hill, this bright property offers excellent accommodation in an ideal location. Quietly situated on the top floor, the accommodation comprises an entrance hall, open plan living kitchen with a range of fitted units and integrated appliances, two spacious double bedrooms, both with built in wardrobes and a modern bathroom with three-piece suite and shower overhead.

Externally, there is a well-kept communal garden and the property has the benefit of an allocated parking space within a secure underground car park.

The property is fully double glazed and has a gas central heating system. The development is factored by Hacking & Paterson at an approximate cost of £80 per month and this includes a buildings insurance policy.

Area

Bellevue is situated just beyond the celebrated New Town in the heart of the city. Whilst Princes Street, John Lewis, Harvey Nichols and the designer shops on George Street are all easily within walking distance, locally there is an excellent range of small speciality shops, banking and post office services, as well as a number of restaurants and bars. The area is vibrant and popular, perhaps because of its proximity to the city's financial sector and cultural heart. The Castle, galleries, museums, as well as theatres, cinemas and restaurants are all immediately on hand and the fitness conscious need look no further than a Nuffield Health Club at the Omni Centre or several local access points to the city's cycle path network. The new tram stop at the top of Broughton Street is within easy reach, as is Waverley Rail Station.

Viewing

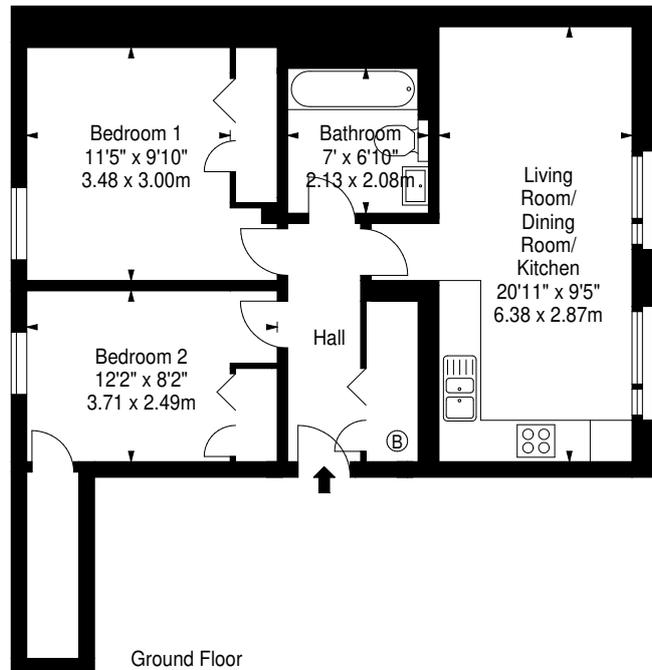
by appointment contact Lindsays on propertyadmin@lindsays.co.uk



**Hopetoun Crescent,
Edinburgh,
Midlothian, EH7 4AY**



Approx. Gross Internal Area
613 Sq Ft - 56.95 Sq M
For identification only. Not to scale.
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T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.