



12/12 Hopetoun Street, Edinburgh, EH7 4GH

Impressive three-bedroom top floor flat with three private roof terraces and double garage

URQUHARTS
EDINBURGH



DESCRIPTION

12/12 Hopetoun Street is an impressive three-bedroom top floor flat, forming part of an exclusive modern development, with three private decked roof terraces boasting stunning views towards Calton Hill, Edinburgh Castle and towards the Firth of Forth, lift to all floors, a private double garage, and secure residents parking. Situated in the desirable Bellevue area, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance hall with storage cupboard; bright and spacious open plan sitting room / dining room / kitchen with dual aspect outlook to the front and rear on the two private roof terraces; modern fitted kitchen with wall and base units, integrated appliances, and utility room/pantry; master bedroom with ensuite shower room, dressing room and direct access to two roof terraces; two further good-sized double bedrooms, all with built-in mirrored wardrobes; and a family bathroom.

ACCOMMODATION

Entrance hall. Sitting room / Dining room / Kitchen. Three double bedrooms (one en-suite). Bathroom.

Gas central heating. Double glazing. Three private decked roof terraces. Private double garage and unallocated parking within the secure underground resident's car park. Lift to all floors. Bin store. The development is factored by James Gibb and there is an approx. quarterly fee of £395 including common buildings insurance.

LOCATION

Hopetoun Street is situated the sought-after area of Bellevue, north-east of the city centre. There are excellent local amenities nearby, including a Sainsburys and Tesco, and a wide selection of shops, cafes, delis, bistros, bars, and restaurants in nearby Broughton, Leith, Canonmills and Stockbridge. Leith Walk and the cosmopolitan Shore area of the city, also only a short distance away, can now be accessed by the new trams system down to Newhaven which starts this summer. For leisure and recreation facilities, there is Calton Hill, The Royal Botanic Gardens, Inverleith Park, St Marks Park, Pilrig Park and Leith Walkway & Cycle Path. The Edinburgh Playhouse Theatre and Omni Centre,





with a VUE cinema and Nuffield Gym, and the new St James Quarter shopping complex providing several high street stores, cinema and restaurants are also within walking distance. Regular buses and trams run to and from the city centre and surrounding areas, and Waverley Rail Station and St Andrews Bus Station terminus are conveniently close by. Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing, and the main motorway networks are within easy reach. Catchment schools include Broughton Primary and Drummond Community High, St Mary's RC Primary and St Thomas of Aquin's RC High, with private schooling nearby at Edinburgh Academy, Fettes, and Stewarts Melville.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

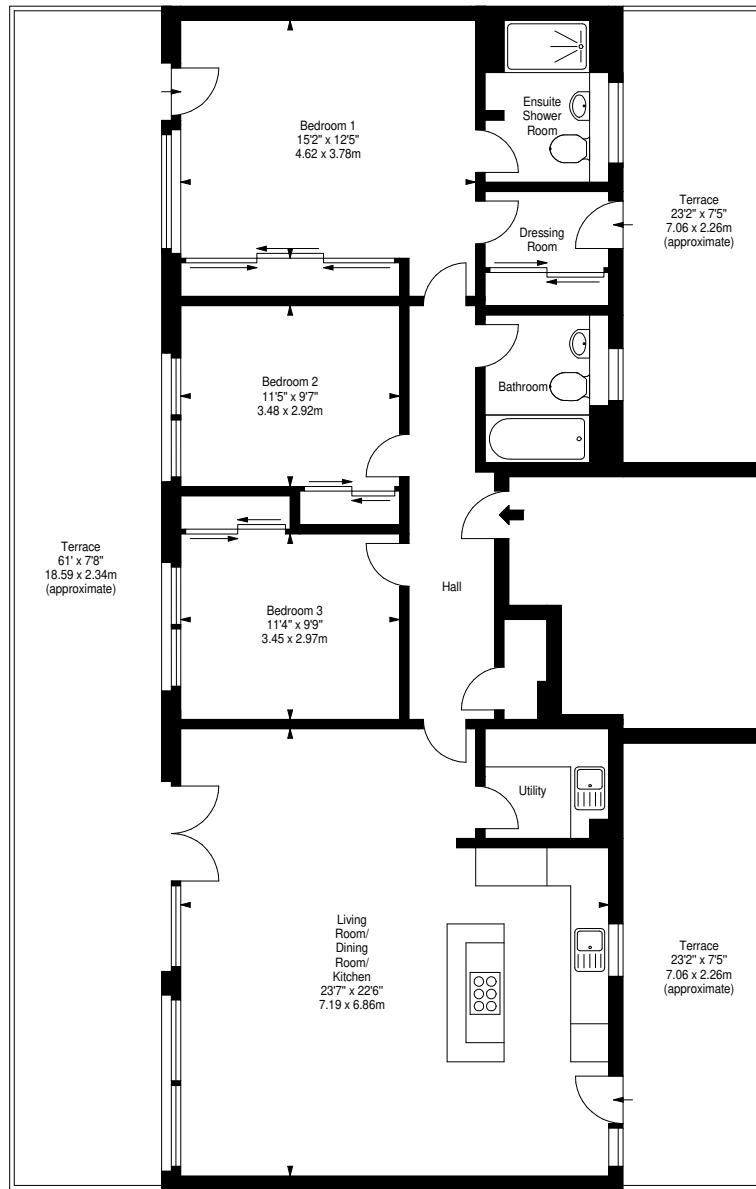
The property has an Energy Rating Category **C**



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



Approx. Gross Internal Area
1297 Sq Ft - 120.49 Sq M
Garage
Approx. Gross Internal Area
333 Sq Ft - 30.94 Sq M
For identification only. Not to scale.
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Fourth Floor



Ground Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.