

# 16/4 Hopefield Terrace

LEITH, EDINBURGH, EH6 4AA



*A well-presented two-bedroom flat with modern interiors, shared garden space, and convenient allocated parking, set in the vibrant Leith area of Edinburgh*



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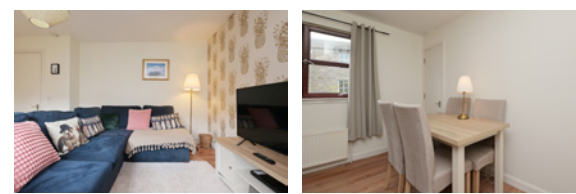


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16/4 Hopefield Terrace is a well-presented two-bedroom flat offering practical, modern living in a convenient location.

# THE LIVING ROOM



The property opens with a useful coat hanging area leading into the hall area. The spacious living room boasts a large window that floods the space with natural light and provides plenty of room for furniture and a dining table. The contemporary kitchen is finished with dark grey stone-effect worktops and matching splashbacks, creating a sleek and modern feel. It is equipped with an integrated oven, gas hob, and stainless steel extractor hood, while dark laminate flooring enhances the clean, ready-to-use finish throughout.

# THE KITCHEN





There are two well-proportioned bedrooms, both benefiting from built-in wardrobe storage. The flat also features a modern, neutral bathroom with laminate-inspired tiling around the bath and shower, along with a small window allowing for additional natural light.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2

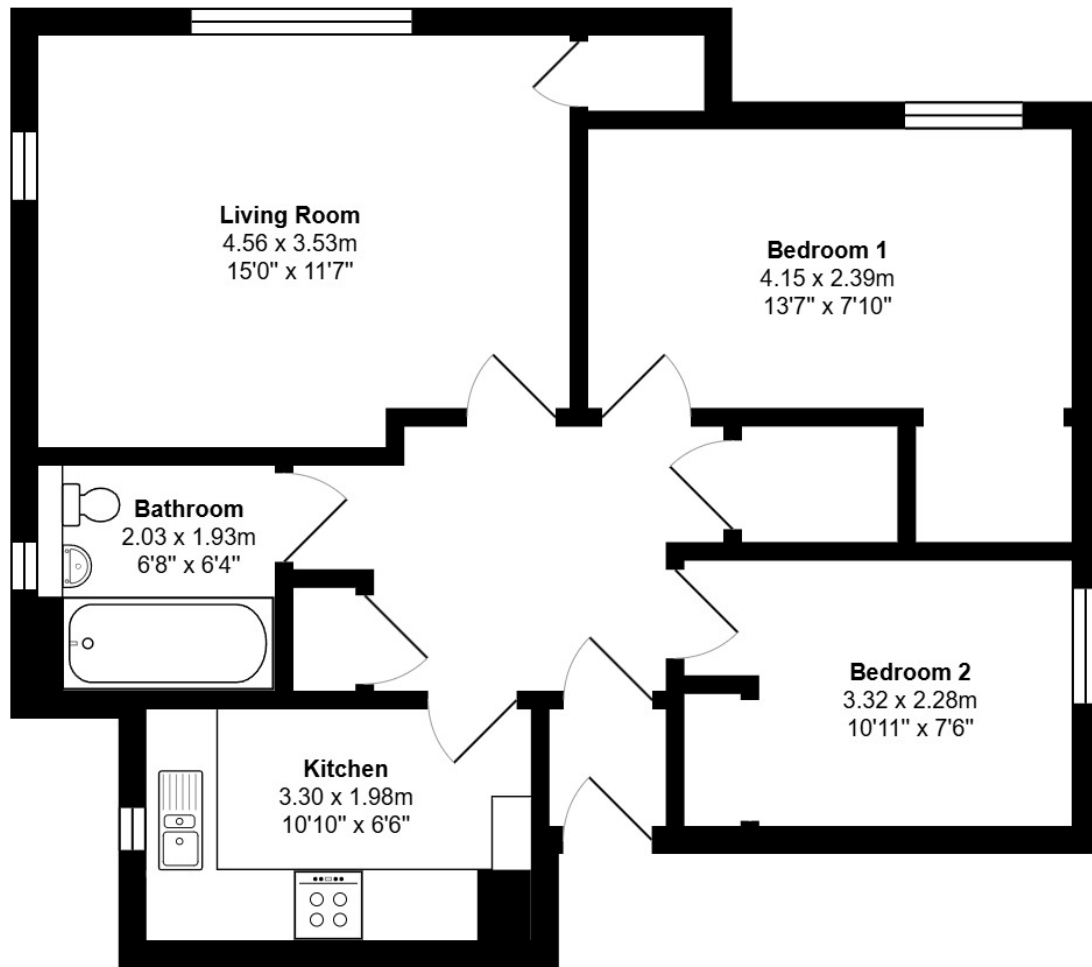


Externally, the property benefits from a shared garden mainly laid to grass, along with an additional grass area to the front of the building. There is also allocated parking available.

# EXTERNALS

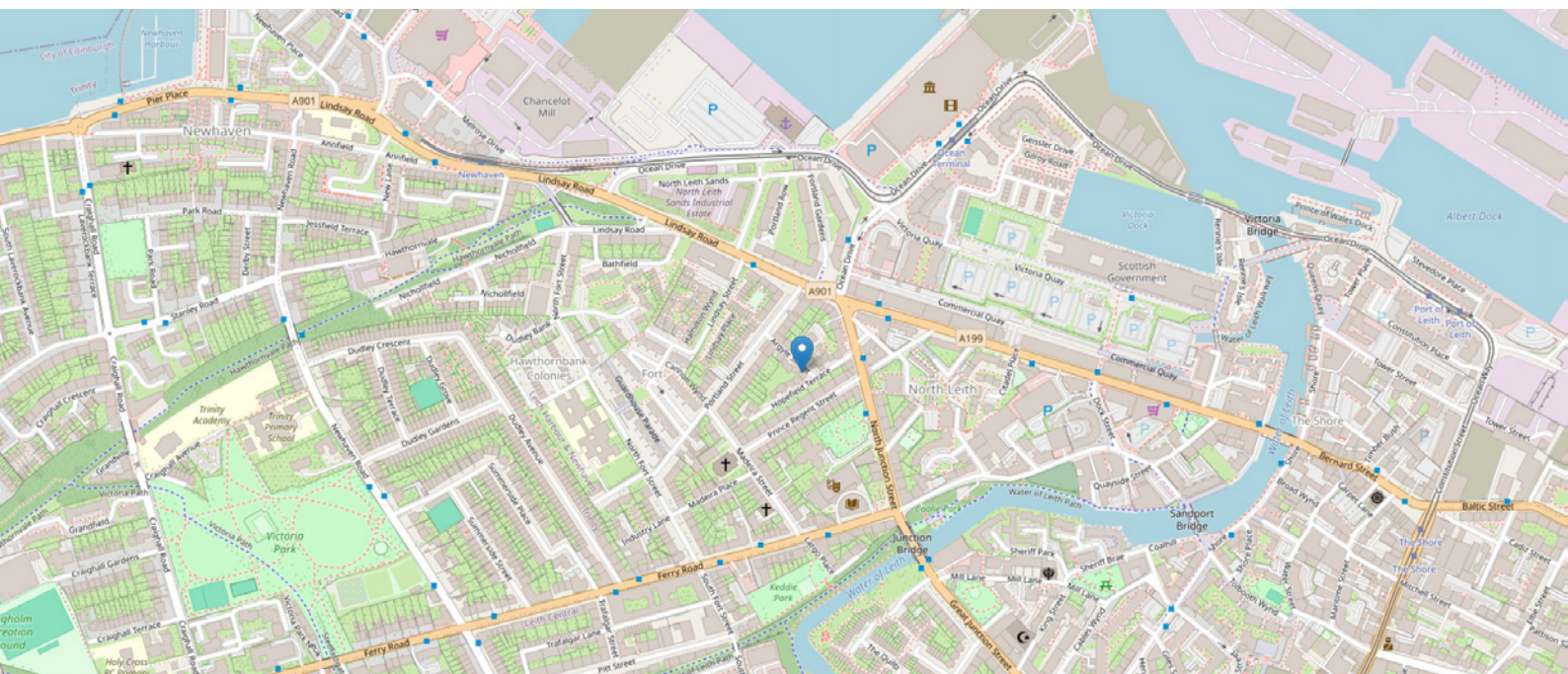


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Leith is a vibrant and highly sought-after area of Edinburgh, known for its blend of historic charm and modern living. The area offers an excellent range of local amenities, including independent cafes, restaurants, and shops, as well as larger supermarkets and leisure facilities. It is also just a five-minute walk from Ocean Terminal and right next to the tram stop.





The Shore, with its popular waterfront setting, is a particular highlight, offering a variety of dining options and scenic walks. Leith also benefits from excellent transport links, including regular bus services and tram connections, providing quick and easy access to Edinburgh city centre and beyond.

With a strong sense of community, a lively atmosphere, and ongoing regeneration, Leith continues to attract a wide range of buyers, from first-time purchasers to professionals.



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