

22 Hopetoun Crescent

BELLEVUE, EDINBURGH, EH7 4AY



*STUNNING APARTMENT WITHIN
WALKING DISTANCE OF PRINCES STREET*



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McEwan Fraser is delighted to present this stunning lower, main front-door flat with a private patio and an allocated parking space in a secure underground car park. Situated on a quiet street in the highly desirable Bellevue area, this property offers convenient access to excellent local amenities and the city centre.

The spacious accommodation has been recently redecorated and briefly comprises: a private entrance leading to a vestibule; a hall with a storage cupboard; a generous living and dining room with an open-plan fitted kitchen with Quartz worktops, Quooker boiling water tap and AEG appliances, perfect for entertaining; a master bedroom featuring a built-in wardrobe, Juliet balcony, and en-suite shower room; and two further well-proportioned bedrooms with built-in wardrobes, served by a family bathroom.

The Property















Bedroom 1







Bedroom 2

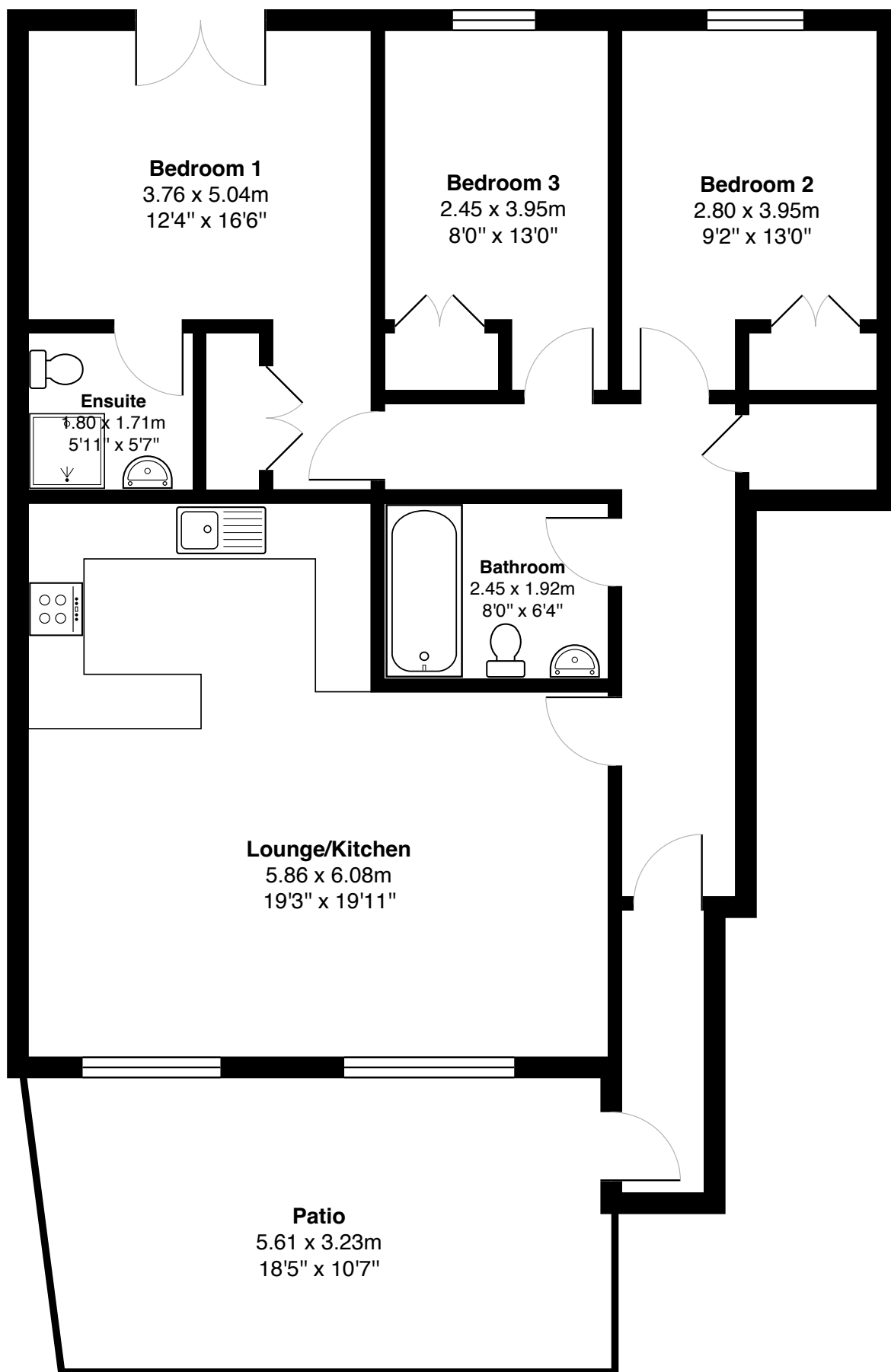




Bedroom 3







Gross internal floor area (m²): 92m²

EPC Rating: C

Additional benefits include gas central heating, double glazing, and an allocated parking space in the secure underground car park. The property also boasts a low-maintenance private patio to the front and access to well-kept communal gardens at the rear.

Early viewing is strongly recommended to fully appreciate this exceptional home.



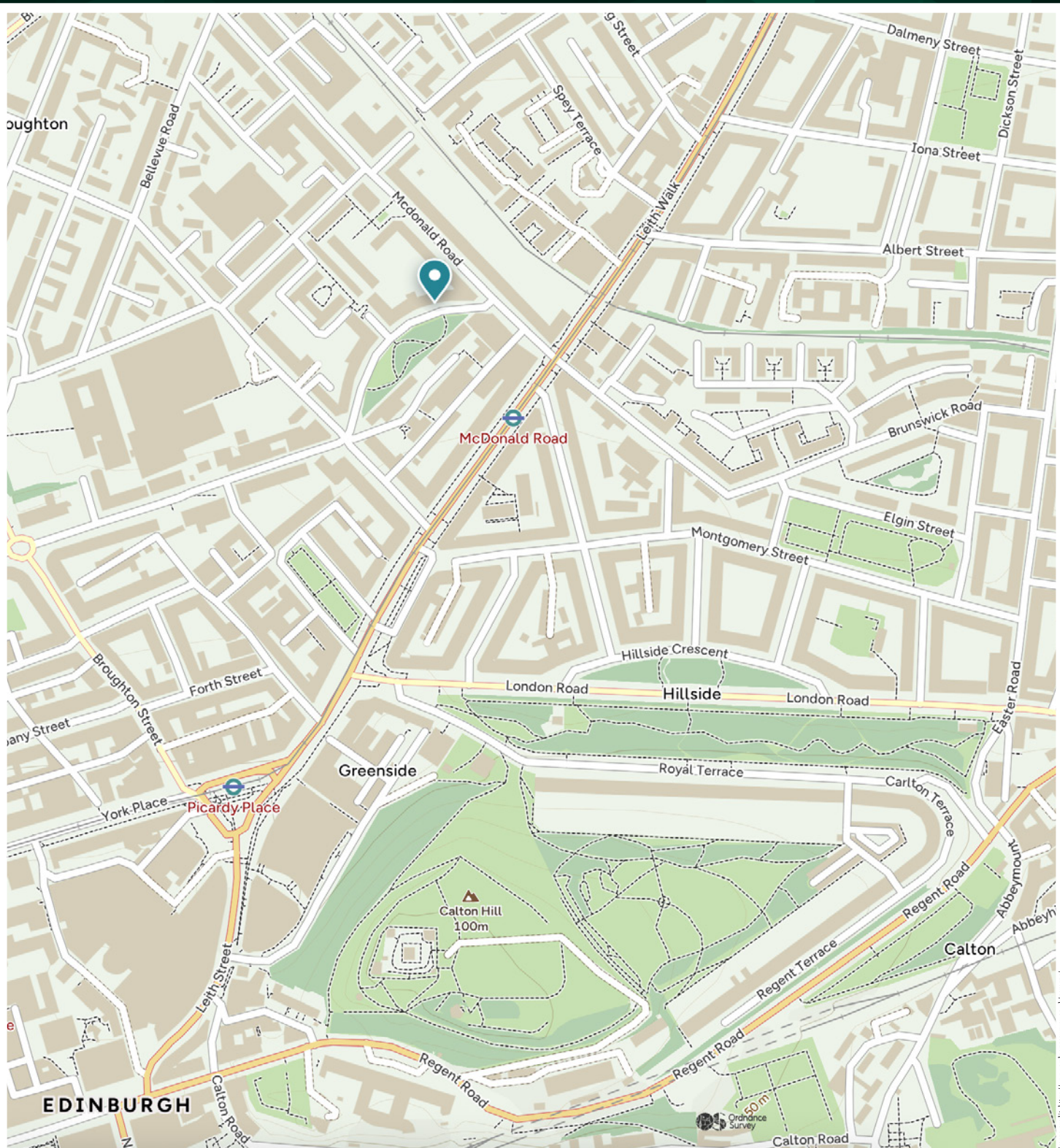


Nestled in Edinburgh's desirable Bellevue district, Hopetoun Crescent offers a perfect blend of residential tranquillity and city-centre convenience. Merely a 10-minute walk from Princes Street, it provides immediate access to world-class amenities.

Retail needs are superbly catered to by the luxury boutiques of Multrees Walk and the extensive mix of shops at the St James Quarter. For a more unique vibe, nearby Broughton Street is lined with independent retailers and cosy cafes.

Entertainment is equally accessible. The Omni Centre houses a cinema and leisure facilities, while the city's renowned theatres and late-night bars are a short stroll away. For outdoor relaxation, the tranquil Hopetoun Crescent Gardens provide a peaceful retreat. Furthermore, excellent transport links, including frequent bus services and cycle routes, ensure seamless connection to the wider city. Hopetoun Crescent truly delivers an ideal city lifestyle, combining a quiet residential setting with effortless access to Edinburgh's finest shopping, dining, and entertainment.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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