

# 8/3 Hopetoun Street

EDINBURGH, EH7 4ND



*BEAUTIFULLY PRESENTED TWO BED FLAT IN THE  
HIGHLY SOUGHT-AFTER LOCATION OF BELLEVUE*



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McEwan Fraser Legal is delighted to present this immaculate two bedroom first-floor flat, located in Edinburgh's city centre.

The property is in walk-in condition, built by CALA homes to their high specifications and provides the perfect opportunity for a home close to the city centre, or an investment property in a hot rental market.

Walking through the front door, you find yourself in the spacious hallway, with plenty of room to kick off your shoes and hang up your jacket before settling down in the warm living areas. The star of the show is in the open-plan kitchen/living room. The kitchen provides a four-ring gas hob, integrated Siemens appliances and an abundance of worktop space for the aspiring chef to cook up a storm. The rest of the room has ample space for a large dining room table and full living room suite with large top-quality dark-grey windows flooding light into the room. From here, it is out the to the large, south-facing balcony where you will spend your summer nights.

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There are two double bedrooms, the master bedroom boasting built-in wardrobes and a bright three-piece bathroom suite. The second bedroom also with a built-in wardrobe and a large window that provides ample light through the room and city views.

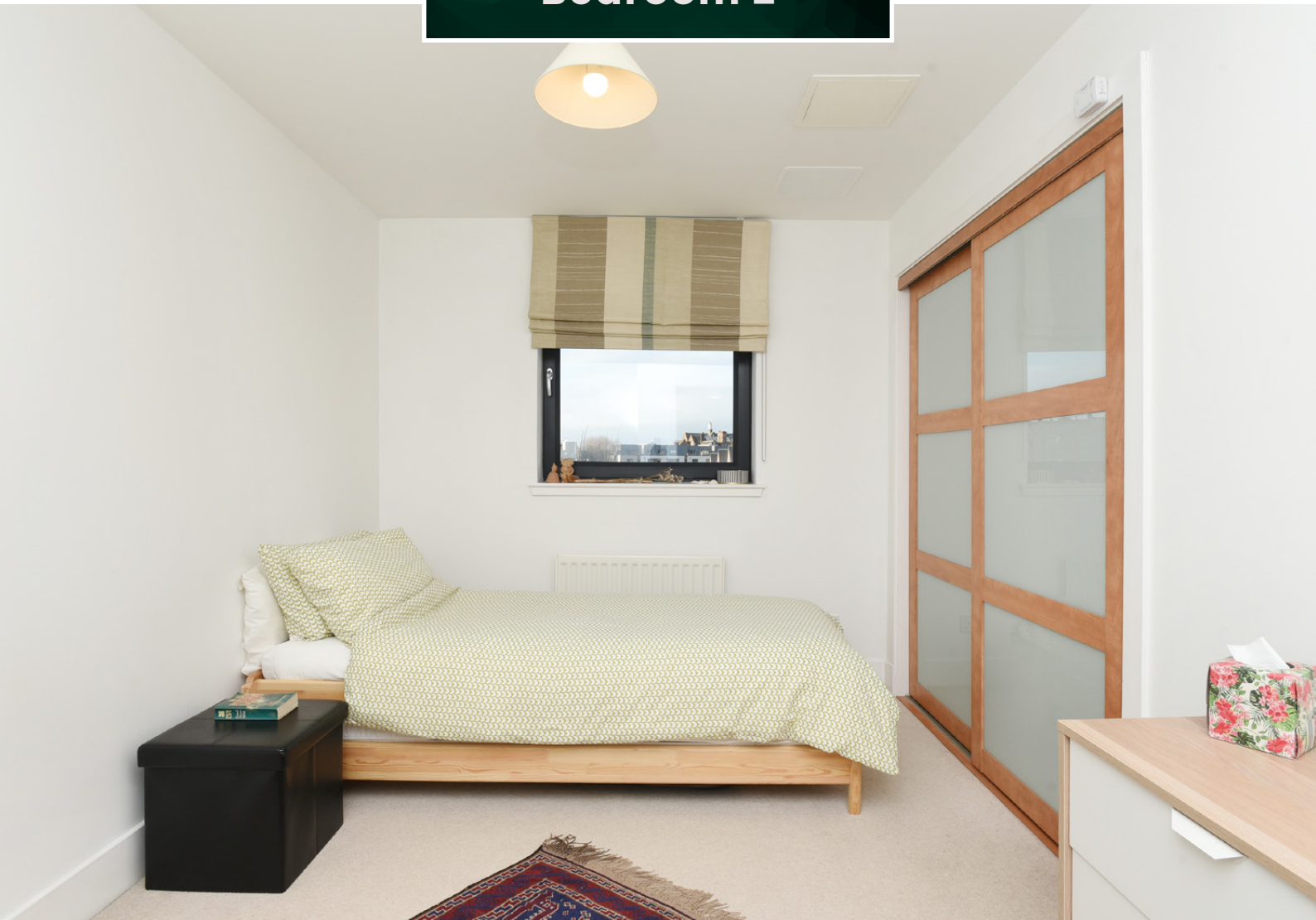
A second three-piece bathroom can be found at the end of the hall.







**Bedroom 2**



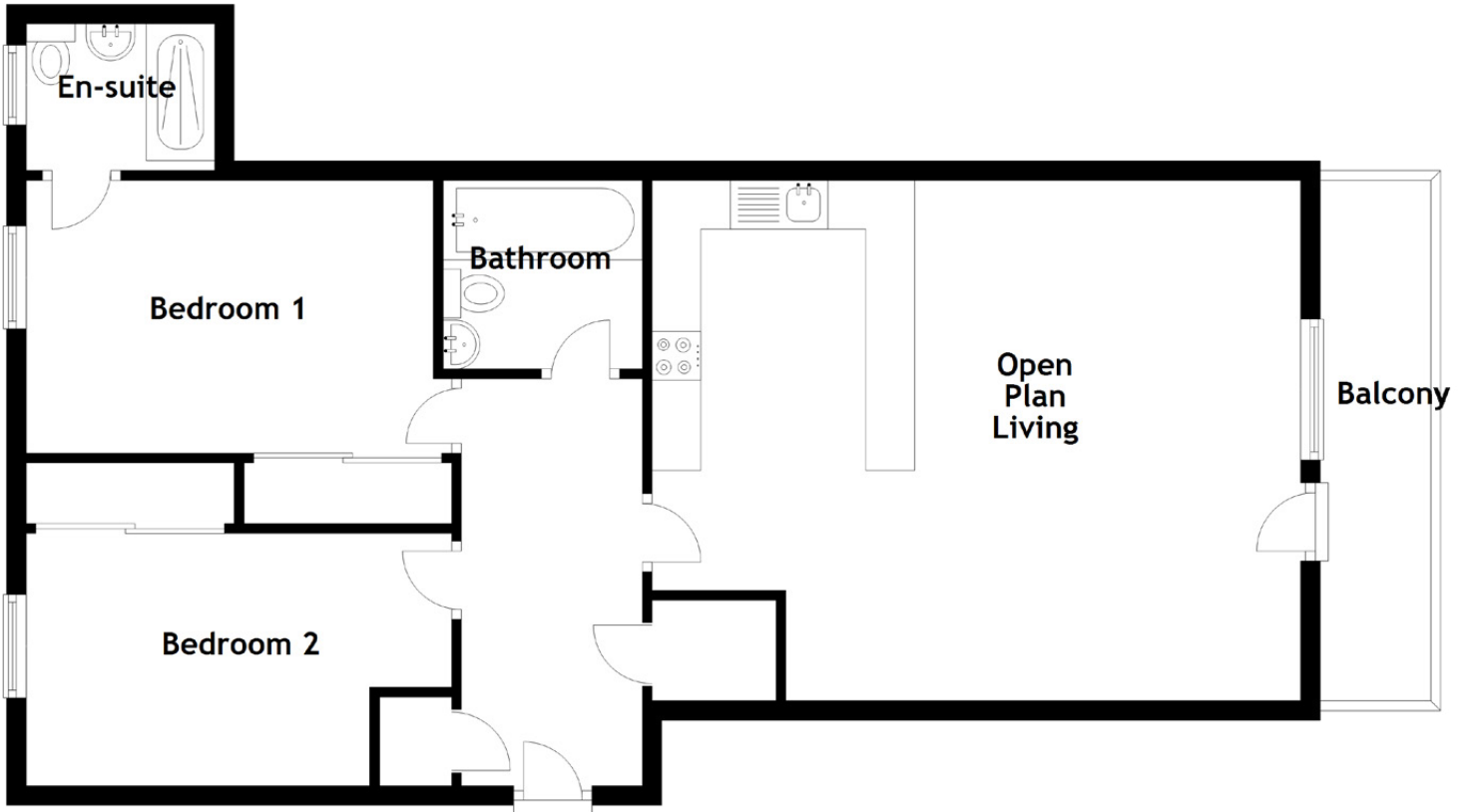




**Bathroom**







Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	6.64m (21'9") x 5.33m (17'6")
Bedroom 1	4.17m (13'8") x 2.80m (9'2")
Bedroom 2	4.35m (14'3") x 2.59m (8'6")
Bathroom	2.34m (7'8") x 1.93m (6'4")
En-suite	1.93m (6'4") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup>

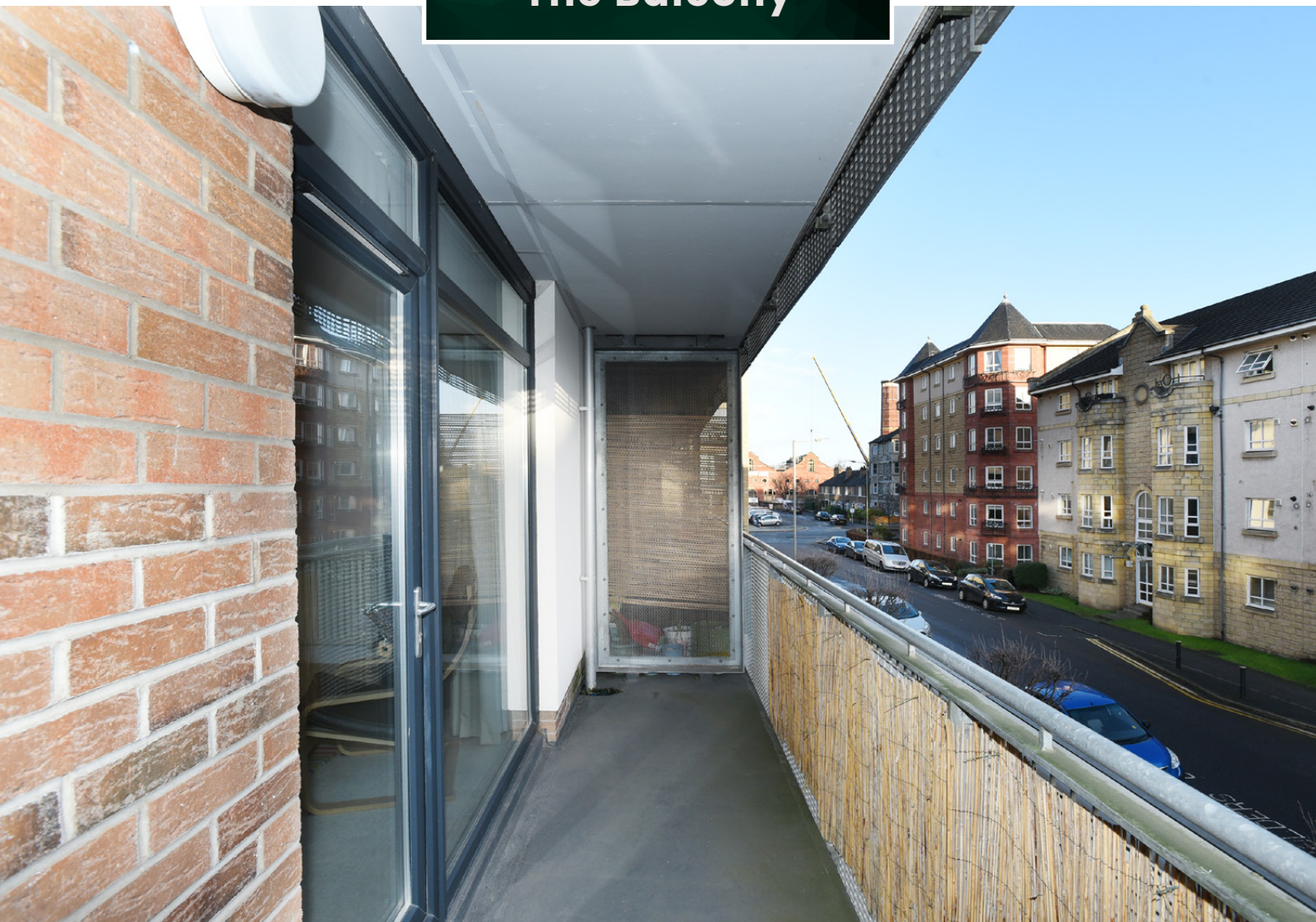
EPC Rating: B

## Floor Plan





**The Balcony**







In addition to this, the property includes underground secure parking and a secure entrance to the building/flat. This is a rare opportunity to acquire a central flat in a fantastic location.







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Bellevue is an exclusively residential district on the fringe of the New Town on its north east flank, close to Canonmills. In the main, it comprises a wide variety of mainly Georgian style tenement properties, very similar to the architecture of the New Town, but interspersed with a variety of more modern properties. Needless to say, this is an exceptionally central location which is within walking distance of Princes Street.

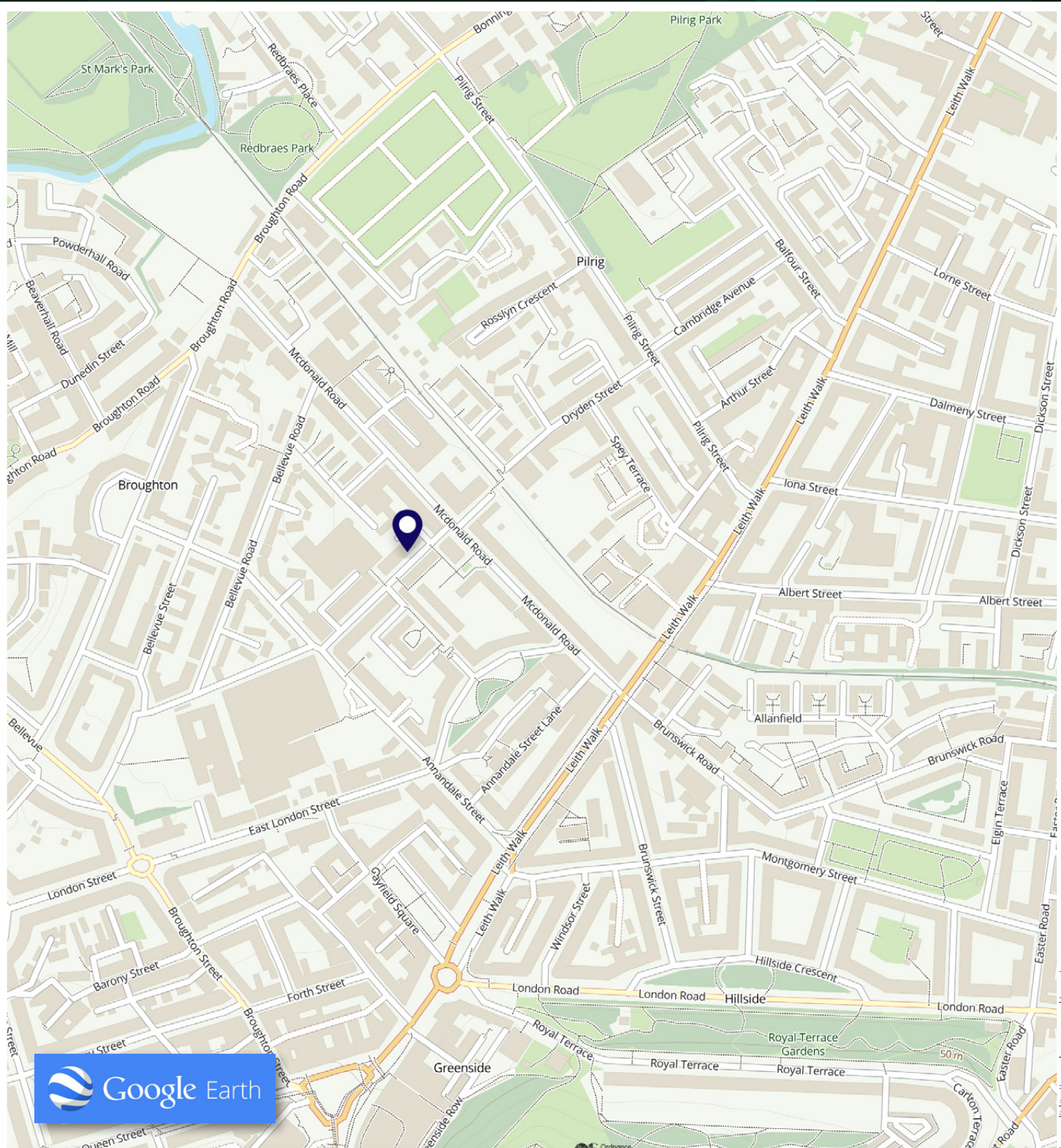
The property is situated in close proximity to the newly completed St James Quarter which attracts thousands of visitors every day and is also within walking distance to Princes Street Gardens, St Andrews Square, Calton Hill and Waverley Train Station, which is the busiest transport hub in Edinburgh. Elm Row is nearby with a dozen or more bus routes and new tram stop at Macdonald Road 5 minutes away. The Playhouse and Omni Centre with Vue multiplex is also right on your doorstep.

For those who enjoy open air recreational facilities, the Royal Botanic Gardens is only a short walk away, beyond that lies Inverleith Park. At Warriston the routes of old railway lines radiate out in a number of directions, providing country-like walks within the heart of the city.

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## The Location





# McEwan Fraser Legal

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