



License No: ES100012703



**OFFERS TO:**  
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**HOUSE SALES**

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

**BELLEVUE, EDINBURGH**  
 10/8 Hopetoun Crescent  
**OFFERS AROUND £225,000**





## BELLEVUE, EDINBURGH

10/8 Hopetoun Crescent

**OFFERS AROUND £225,000**

**LUXURY THIRD FLOOR APARTMENT  
IN POPULAR DEVELOPMENT**

**IDEAL FOR CITY CENTRE LIVING**

**ENTRANCE HALLWAY  
LOUNGE  
LOUNGE/KITCHEN  
LANDING  
2 DOUBLE BEDROOMS  
MASTER EN-SUITE  
BATHROOM  
AMPLE STORAGE  
GAS CENTRAL HEATING  
DOUBLE GLAZING  
PRIVATE PARKING  
SHARED GARDENS**

### General Description

The property offered for sale is situated in the popular Hopetoun Crescent development which lies at the edge of the New Town, parallel to Leith Walk, in central Edinburgh. A fantastic range of shops, restaurants, pubs and cafés are nearby with only a mile to the east of Princess Street. There is quick access to the centre by bus or alternatively, the walk takes about 10 minutes. Access to the city bypass, the airport and motorway network is also relatively fast and easy.

10/8 Hopetoun Crescent is a well-maintained luxury apartment set on the 3rd floor of this modern development. In brief the property comprises of Entrance hall, open plan Lounge/Kitchen, 2 Bedrooms, Master En-suite and Family Bathroom. It is easily and economically run with Gas Central Heating and Full Double Glazing.

### Accommodation

#### ENTRANCE HALLWAY

Front door opens into the spacious hallway which in turn leads to the lounge and bedrooms. Large walk in storage cupboard and further good sized cupboard housing the "Potterton" gas central heating boiler.

#### LOUNGE/KITCHEN

A well proportioned room providing excellent living accommodation. A feature of this room is the large twin window to the front aspect of the property.

The Kitchen is fitted with a range of wall and base units with work surface over, incorporating a stainless steel sink unit and drainer and Bosch appliances consisting of a gas hob, electric cooker, fridge/freezer, washer drier and dishwasher.



#### BATHROOM

Beautifully fitted with a white wash hand basin, WC in vanity unit and panel bath with shower over and tiled walls to dado level. Extractor fan.

#### GARDENS

Well maintained communal gardens surrounding the property with patio area and lawn.

#### PARKING

There is underground and ground level private parking for the property.

#### COUNCIL TAX BAND - E

#### EXTRAS

All floor and light fittings. Integral kitchen appliances. All blinds. In addition, items of furniture are not included in the sale price but may be available by separate arrangement.



#### BEDROOM 1

Master bedroom with window to the front aspect of the property. Wood effect laminate flooring. Large built-in wardrobe.

#### EN-SUITE

Tastefully presented en-suite shower room fitted with a three piece suite including shower cubicle and both low level w/c and wash hand basin fitted into vanity unit. Extractor fan.

#### BEDROOM 2

Bright double bedroom with window to the rear aspect. Good sized built-in wardrobe.

#### FACTORS

The property is factored by Charles White Limited at a cost of approximately £150.00 per quarter.

#### DIRECTIONS

Hopetoun Crescent is adjacent to Annandale Street and McDonald Road and is accessed from a small cul-de-sac in Hopetoun Crescent via a vennel which runs between numbers 9 and 12.

#### VIEWING:

**SUNDAY 2-4PM or GSB PROPERTIES**

**01620 825368**