




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

3/3 Hopetoun Crescent

EDINBURGH, EH7 4AY

Nestled on the edge of the famous New Town, this property enjoys outstanding close proximity to all that the inspiring capital has to offer. Award-winning restaurants, trendy bistros, independent retailers, art galleries, theatres, traditional pubs and designer outlets, including Harvey Nichols, are all within walking distance. Local shopping at Broughton Street is first class with alternatives, equally nearby, at Leith Walk and the East End of Princes Street. Cannonmills and Stockbridge are also accessible a little further afield. These locations are more than able to provide a great deal more than normal daily requirements.

Furthermore, within these districts are banking building society and post office services. However, the city centre is quite literally on the doorstep and it would be a simple matter to travel into the heart for a more extensive shopping trip, where there is every possible shopping facility, service and amenity. There is also a convenience store at the end of the street for daily requirements. Schooling is conveniently close, with Broughton Primary, George Heriots and Edinburgh Academy all nearby. Broughton is fast becoming one of the most desirable and sought after areas to live in the New Town and is popular with professionals who want a quiet and peaceful place to live in but with the vibrancy of city's East end within minutes' walk. With more than 35 bus routes, green cycle paths and a short walk to Waverly Station, you are truly well connected, no matter where you are travelling to.

The famous Calton Hill is only minutes' walk. Calton Hill is one of Edinburgh's main hills, set right in the city centre. It is unmistakable with its Athenian acropolis poking above the skyline. Arthur seat is only five minutes by car where you can have truly outstanding panoramic views of the city. The Royal Botanic Gardens and Inverleith Park are within walking distance and the routes of a great many old railway lines radiate out from Canonmills to provide almost country-like walks within the heart of the city.

THE LOCATION

EDINBURGH, EH7 4AY



This well-presented first floor flat forms part of an established modern development within the highly sought after New Town district within walking distance of the city centre and a host of excellent amenities.

The property would make an ideal purchase for professionals or a Buy-To-Let investor and comprises a secure entry system, welcoming hallway with storage cupboard, comfortable light and spacious dining lounge with pleasant open views and feature fireplace, and breakfasting kitchen with appliances. Finally, there are two good sized double bedrooms (one with built-in wardrobes) and bathroom comprises three piece suite with electric shower over bath.

Benefits include well-tended communal grounds, secure car parking with two permits, double glazing, electric heating, and hard-wired smoke alarms. Early viewing is highly recommended.

The property is surrounded by well-kept communal grounds and a secure car park can be found to the rear with two permits available. A factoring fee is payable to First Port of approximately £58 per month for the upkeep of grounds, stair cleaning, including building insurance.

3/3 HOPETOUN CRESCENT

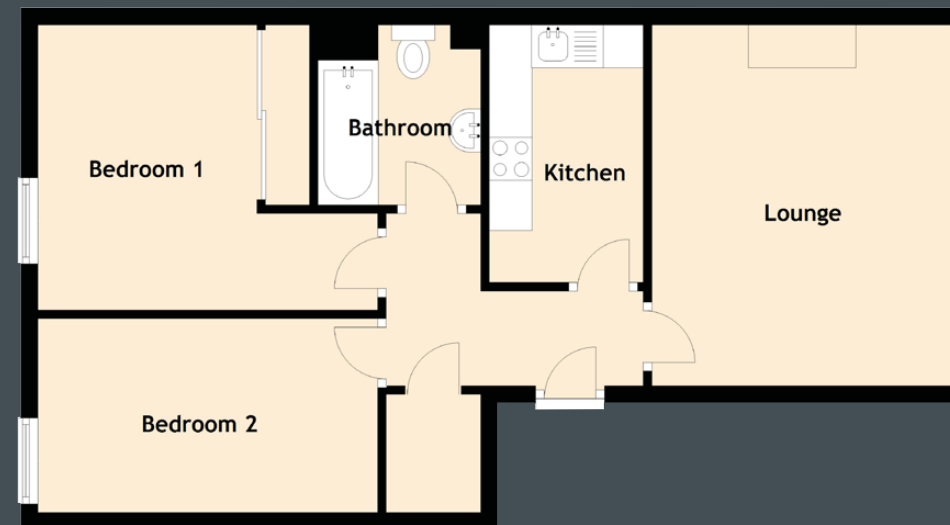
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DETAILS & SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



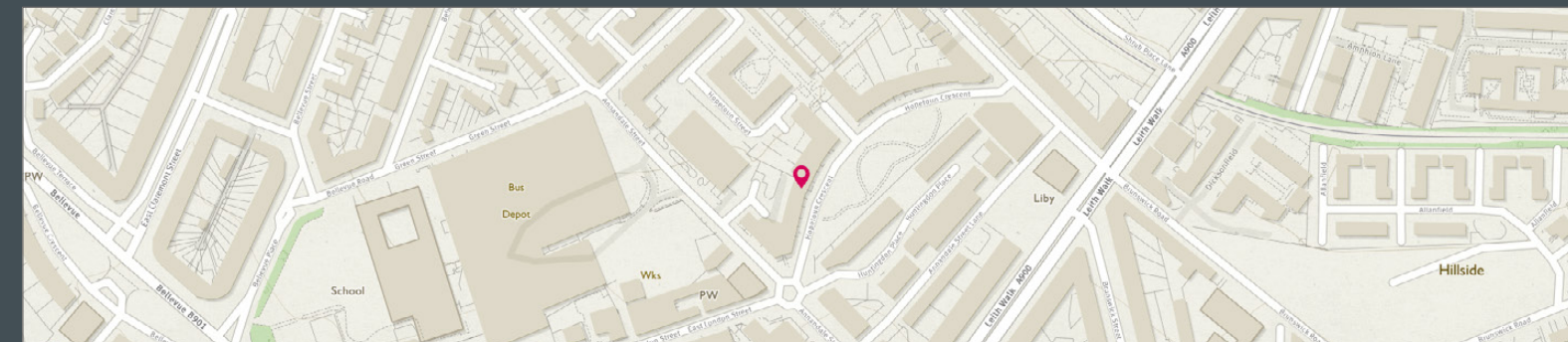
Approximate Dimensions
(Taken from the widest point)

Lounge	4.19m (13'9") x 3.49m (11'5")
Kitchen	2.99m (9'10") x 1.79m (5'10")
Bedroom 1	3.95m (12'11") x 3.31m (10'10")
Bedroom 2	3.98m (13'1") x 2.25m (7'5")
Bathroom	2.09m (6'10") x 1.89m (6'2")

Gross internal floor area (m²): 53m²

EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, light fittings, blinds and integrated kitchen appliances.



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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
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Photographer



Layout graphics and design
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Designer