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23/5 Hopetoun Crescent Edinburgh EH7 4AY

Stunning duplex apartment, facing south east, on the first and second floors of a quality development in this gracefully curving crescent enjoying views over formal gardens. Designed to blend in with its Georgian neighbours, the development by the Hopetoun Partnership Limited may look traditional externally but internally it is stylish and modern, well equipped and managed by agents. The tremendous loft style living area boasts high feature windows and French doors making the apartment bright and airy. A useful study has been created in the gallery and it too benefits from the full length windows and outlook. The building has an entryphone system for access, stairs, bin store, bike store, shared gardens and underground parking. The property has

gas central heating, double glazed windows and provides very stylish living in the city.

Hall	(24' min x 15'11") 7.31 x 4.86m
Lounge/Diner/Kitchen	(24'7 x 9' partly 4'10") 7.5m x 2.74m/1.49m
Gallery & Study	(12'9 x 10'7 min) 3.88m x 3.24m
Bedroom 1	(6' x 5'6") 1.83m x 1.68m
En suite Shower room	(16'5 max x 12'2") 5.01m x 3.71m
Bedroom 2	(7'4 x 6'4") 2.25m x 1.94m
Bathroom	

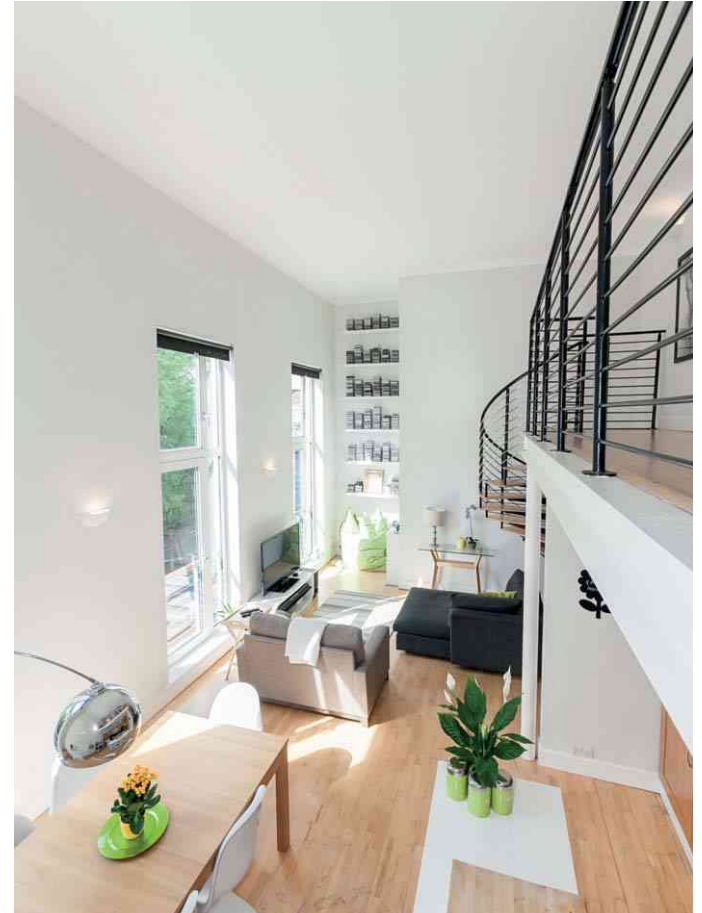
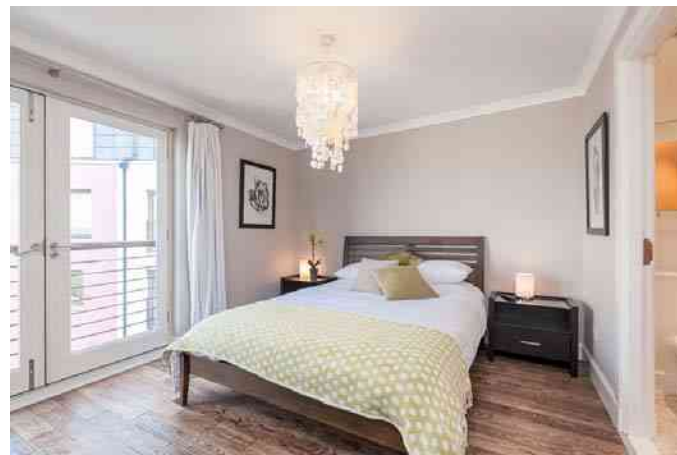
Hopetoun Crescent runs between Annandale Street and McDonald Road. It is therefore on the outskirts of the sought after New Town area, an area of immense character and charm noted for its convenience to the City Centre. The property is therefore extremely well placed for all the many shops, banks, cafes, bistros, restaurants and amenities the City Centre has to offer and in particular for the trendy bars and restaurants around Broughton Street and

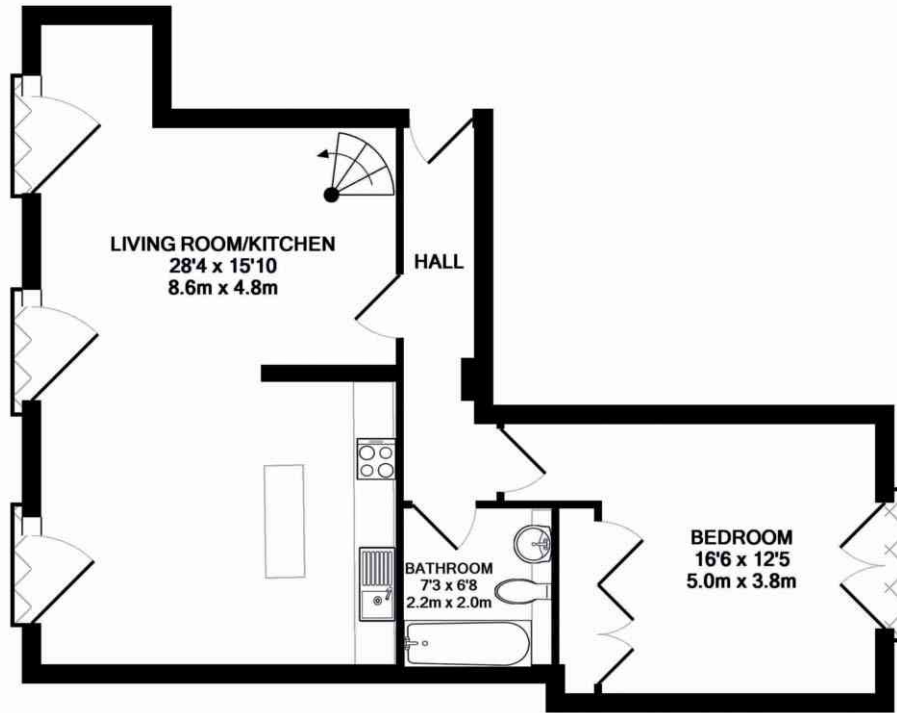
Greenside areas including the Omni Centre, Harvey Nichols, John Lewis, Jenners and the St James Centre to name but a few. Waverley Railway Station and the trams are also within walking distance. The flat is well placed for a number of renowned schools, for access to The Royal Botanic Gardens and Inverleith Park.

NOTE

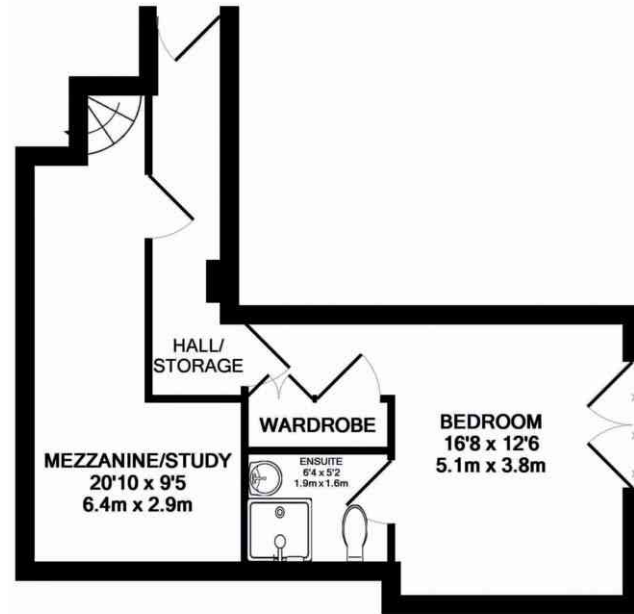
The property has an allocated parking space, Number 16, in the underground parking accessed via remotely operated electric doors. There are also bin stores and bicycle racks. Hacking & Paterson manages the development, dealing with the entryphone, gardening, cleaning and lighting of the stairs, and so on. The charge for this service is currently £130 per month including block buildings insurance cover and there is a float of £175 to be paid. In addition there is residents permit parking in the street and free access to Hopetoun Crescent Gardens opposite.

ENERGY PERFORMANCE RATING C





GROUND FLOOR
APPROX. FLOOR
AREA 694 SQ.FT.
(64.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)

23 HOPETOUN CRESCENT, EDINBURGH
TOTAL APPROX. FLOOR AREA 1085 SQ.FT. (100.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.
All measurements are approximate and are not warranted.
No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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