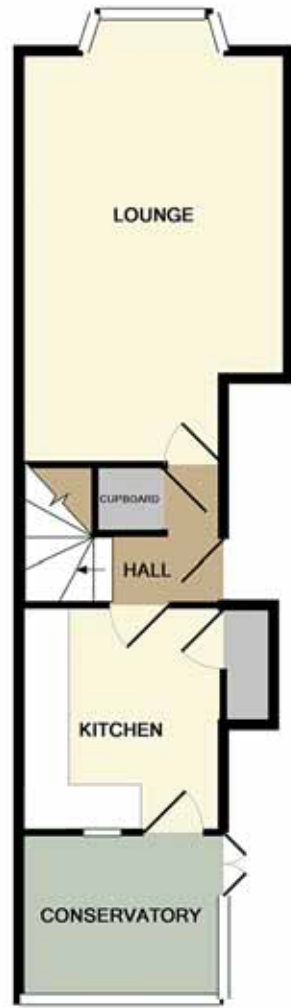
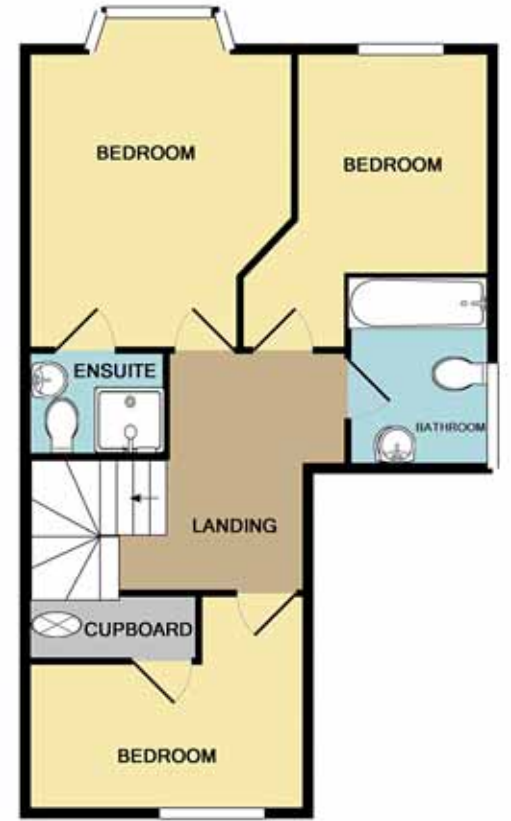




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GROUND FLOOR



1ST FLOOR

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.

GSB PROPERTIES

OFFERS TO:

18 HARDGATE HADDINGTON
 EAST LOTHIAN EH41 3JS
 TEL: 01620 825368
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 LP 1 Haddington

DX 540733 Haddington



**EDINBURGH
 BELLEVUE
 SOVEREIGN COURT
 23/1 HOPETOUN STREET
 FIXED PRICE £230,000**



**EDINBURGH
BELLEVUE
SOVEREIGN COURT
23/1 HOPETOUN STREET**

FIXED PRICE £230,000

**LUXURY DUPLEX APARTMENT
IN POPULAR DEVELOPMENT
SET ON GROUND FLOOR AND
FIRST FLOOR
IDEAL FOR CITY CENTRE
LIVING**

**ENTRANCE HALLWAY
LOUNGE
KITCHEN/BREAKFAST ROOM
CONSERVATORY
LANDING
3 DOUBLE BEDROOMS
MASTER EN-SUITE
BATHROOM
AMPLE STORAGE
GAS CENTRAL HEATING
DOUBLE GLAZING
2 PARKING PERMITS
PRIVATE GARDEN**

General Description

The property offered for sale is situated in the popular Hopetoun Street development which lies 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. Alternatively, the walk to the centre takes about 10 minutes. Access to the city bypass, the airport and motorway network is relatively fast and easy.

23/1 Hopetoun Street is a unique property which although advertised as a duplex apartment, has all the advantages of a Town House. In brief the property comprises of Entrance hall, lounge, kitchen, conservatory, 3 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 kitchen with staircase leading to the first floor. Under stairs storage cupboard. Fitted carpet.

LOUNGE 5.61m x 3.65m (18'05 x 11'11)

A well proportioned room providing excellent living accommodation. A feature of this room is the large bay window to the front aspect of the property. Electric fireplace. Coving to the ceiling. Wood effect laminate flooring.

KITCHEN 3.08m x 2.97m (10'01 x 9'09)

The Kitchen is fitted with a range of wall and base units with work surface over and incorporating a stainless steel sink unit and drainer, gas hob, cooker, fridge/freezer and washing machine. Large storage cupboard. Wood effect laminate flooring.

CONSERVATORY 2.71m x 2.25m (8'10 x 7'04)

LANDING

Staircase and landing leading to all first floor accommodation.

BEDROOM 1 4.09m x 3.28m (13'05 x 10'09)

Master bedroom with bay window to the front aspect of the property. Wood effect laminate flooring.

EN-SUITE

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.



BEDROOM 2 3.93m x 2.99m (12'11 x 9'09)

Double bedroom with wide window to the rear aspect. Large cupboard. Wood effect laminate flooring.

BEDROOM 3 3.38m x 2.88m (11'00 x 9'05)

Double bedroom/study to the front aspect. Wood laminate flooring.

BATHROOM

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

GARDEN

The private rear garden has been enclosed by panel fencing and laid with decking.

PARKING

There are two parking permits with the flat



**VIEWING: TELEPHONE
OWNER 07973 986660 OR
GSB PROPERTIES 01620
825368**

COUNCIL TAX BAND - E

EXTRAS

All floor and light fittings