

# GLADSTONES

Property Investment Managers

# To Let

Hopetoun Street, Edinburgh



<b>Rent - £2295</b>	<b>Bedrooms – 3</b>	<b>Deposit - £2495</b>
<b>Type – Terraced House</b>	<b>Parking - Private</b>	<b>Garden – Patio &amp; Shared</b>

**Criteria – Rent in advance, full deposit, no smokers, no Pets - AVAILABLE NOW**

**Energy Efficiency Rating: Band C Environmental Impact Rating: Band D**

**Landlord Registration No: 52973/230/28000 Council Tax Band: F**

### Property Details

This beautifully presented **unfurnished 3-bedroom terraced townhouse** is set within the stylish and highly sought-after Hopetoun Village, on the former site of the Botanic Gardens. Offering modern living across three spacious levels, the property is ideally located close to the city centre with excellent transport links and a wealth of local amenities within easy walking distance. This property offers spacious, modern accommodation in a prime location and is perfect for professionals or families alike.

### Property Features

Bright and comfortable sitting room; Open-plan dining area and modern fitted kitchen with appliances, Separate utility room, Generous master bedroom with en-suite facilities 2 further double bedrooms, Contemporary family bathroom, separate downstairs wc, GCH, DG, Private patio garden, private parking, communal landscaped areas.



Letting Agent Registration Number: **LARN1806008**

23 Jarnac Court, Dalkeith EH22 1HU

info@gladstonesproperty.com

Ask inside for more details!

0131 663 7266

gladstonesproperty.com