

19/8 Hawkhill, Lochend Edinburgh, EH7 6LA

OFFERS OVER £170,000



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- 2 bed third floor flat in great location
- Bright living room and separate kitchen
- Master bedroom with built in wardrobe
- Further double bedroom
- Gas central heating and double glazing
- Secure entry system and residents parking
- Council Tax Band D
- EPC C

Description

Situated in a popular and convenient area, this bright and spacious (60sqm) third-floor flat offers comfortable and well-laid-out accommodation, ideal for first-time buyers, investors, or those looking to downsize. The property enjoys an elevated position with an open outlook and benefits from a secure entry system, ensuring peace of mind.

The bright living room offers a welcoming space with plenty of natural light, perfect for relaxing or entertaining guests. A separate fitted kitchen provides ample storage and workspace, along with room for freestanding appliances.

There are two well-proportioned double bedrooms, with the master bedroom featuring a built-in wardrobe for added convenience. The second bedroom is also generously sized, making it ideal for guests, a home office, or additional storage.

The property further benefits from gas central heating and double glazing throughout, ensuring year-round comfort. Externally, there is residents' parking available, along with well-maintained communal grounds.





Managing Agent

The building is factored by James Gibb, with management fees currently around £250 per quarter, covering general maintenance of the communal areas and grounds.

Location

Hawkhill is a well-established residential area situated in the Lochend district, to the east of Edinburgh city centre. Positioned between Easter Road and Lochend Road. The area boasts excellent local amenities, with a variety of shops, cafes, and restaurants along Easter Road and nearby Leith Walk. For larger retail needs, Meadowbank Retail Park—with a Sainsbury's supermarket—is within easy reach, and Ocean Terminal provides a range of shops, eateries, a multiscreen cinema, and a gym. Recreational spaces are abundant, with Lochend Park offering a tranquil setting for walks and outdoor activities. Additionally, Leith Links, Arthur's Seat, and Holyrood Park are all easily accessible, providing expansive green spaces for leisure and exercise. Hawkhill benefits from excellent transport links. Regular bus services along Easter Road and Leith Walk connect residents to the city centre and beyond, while the nearby Leith Walk tram line offers additional connectivity. The area is also conveniently located for access to the A1 and the city bypass, facilitating travel throughout Edinburgh and to surrounding regions.

Home Report

The property has been valued at £180,000 and the Home Report is available from the ESPC website.

Council Tax and EPC

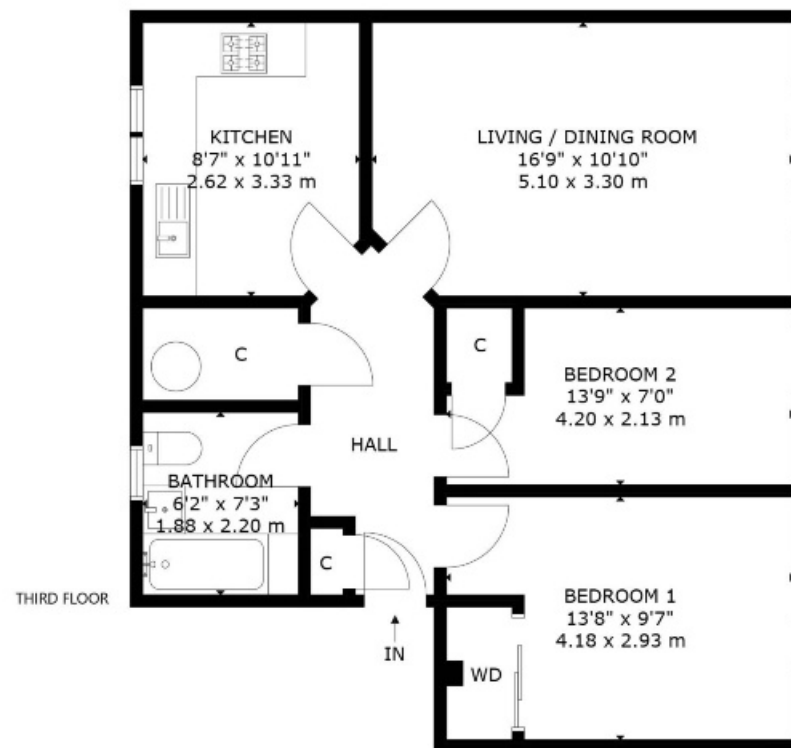
Council Tax band D and EPC C.

Extras

The sale includes, carpets, floor coverings and white goods.

Viewing

To view telephone Agent 0131 229 3399



19/8 HAWKHILL, EDINBURGH, EH7 6LA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 664 SQ FT / 62 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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