



5/5 HAWTHORNDEN PLACE

Leith, Edinburgh, EH7 4RG



1

Public Room



2

Bedrooms



1

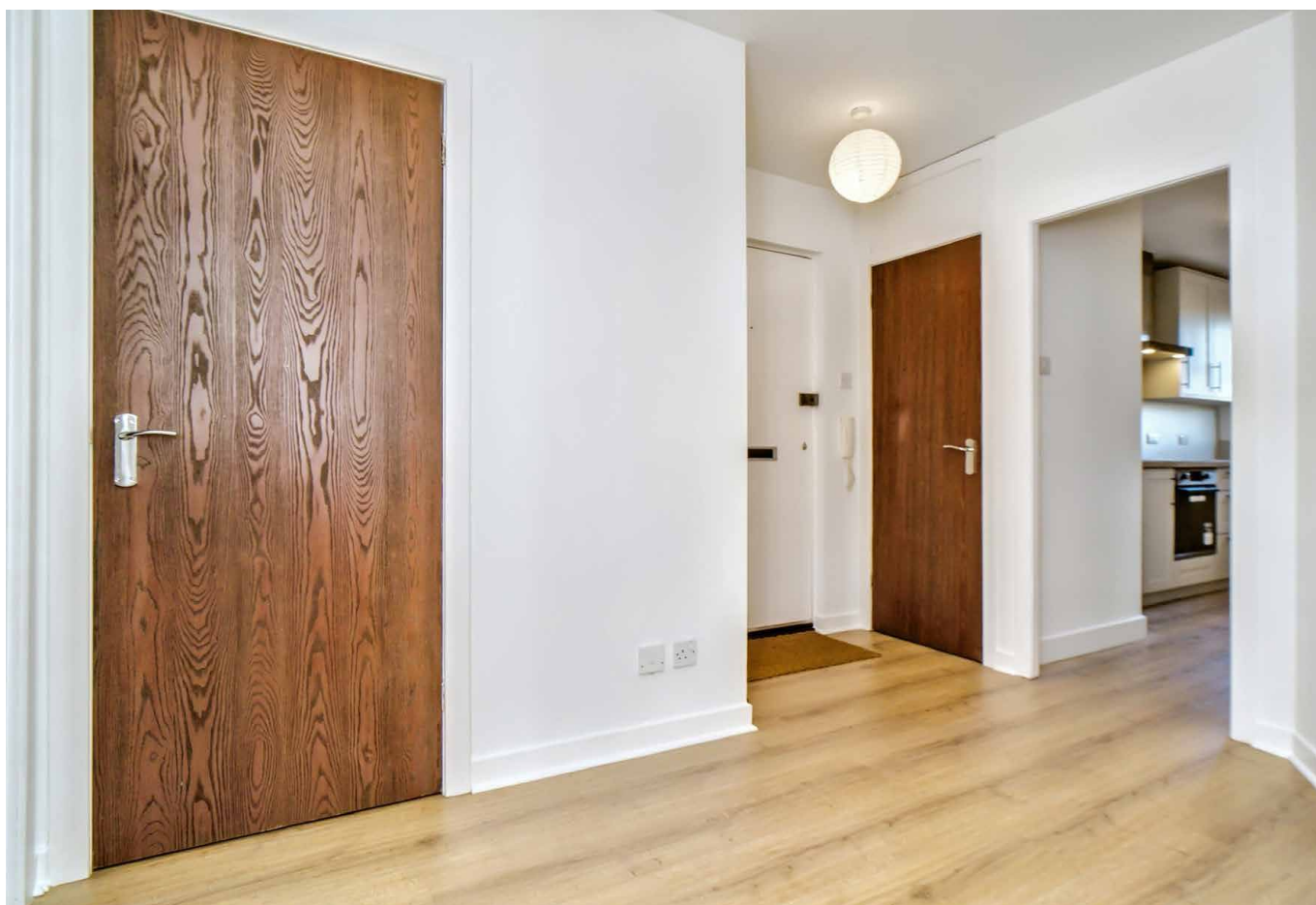
Bathroom



5/5 HAWTHORNDEN PLACE

Forming part of an established development in sought-after Leith, this second-floor flat has recently been upgraded, including a new kitchen and refurbished bathroom, and is presented in a true move-in condition with neutral décor throughout. The appealing flat offers a spacious reception room, a kitchen, two well-proportioned double bedrooms, and a bathroom, plus access to well-maintained shared gardens and an allocated parking space.

The flat lies just off Leith Walk and therefore benefits from easy access to the excellent amenities the area is known for, such as an eclectic selection of shops, including well-known retailers and independent stores, cafés, coffee shops, restaurants, and bars, excellent transport links, including bus services and a tram stop within walking distance, schools (the catchment schools are both under a mile away), and open spaces, including Pilrig Park and St Marks Park.







C

EPC
RATING

D

COUNCIL
TAX BAND

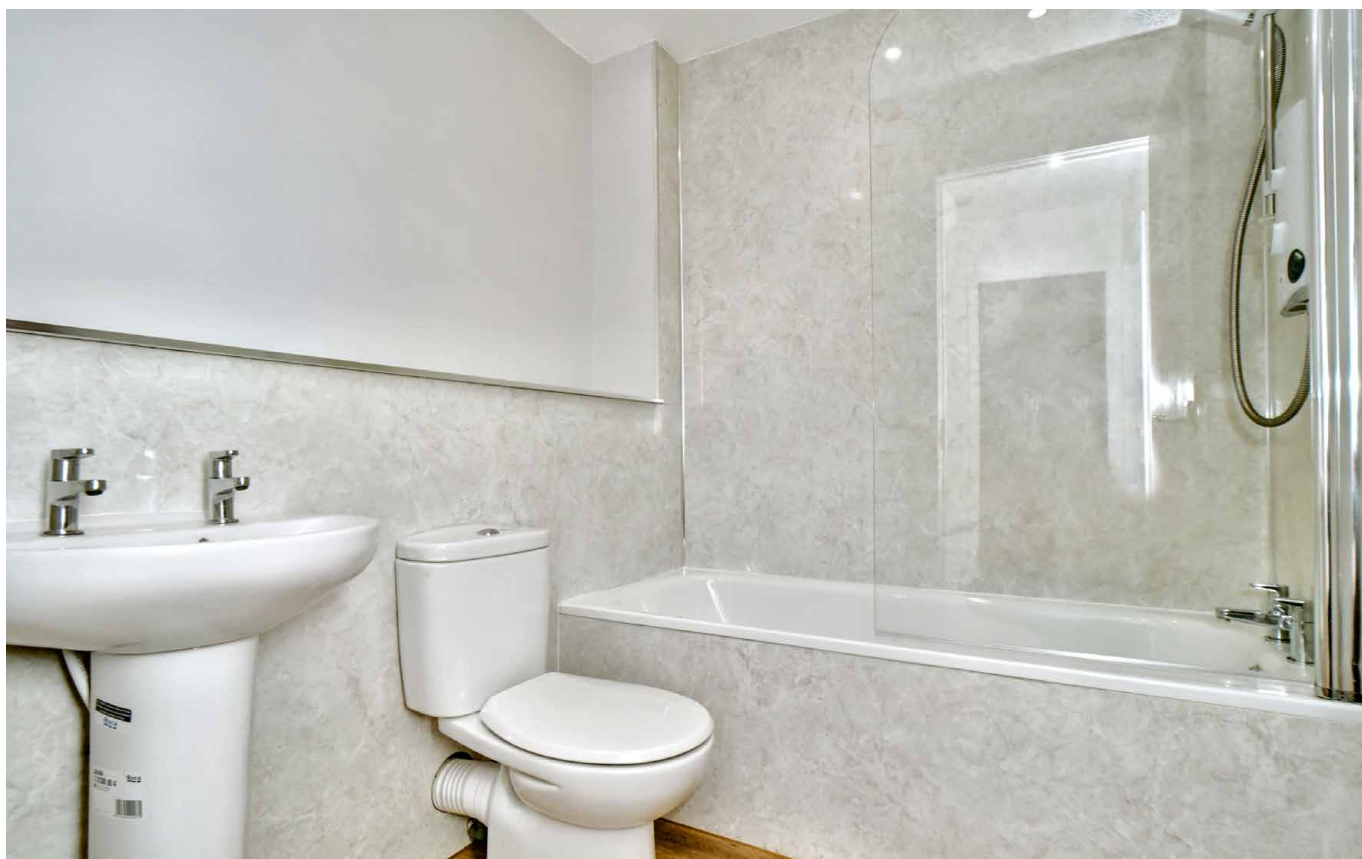
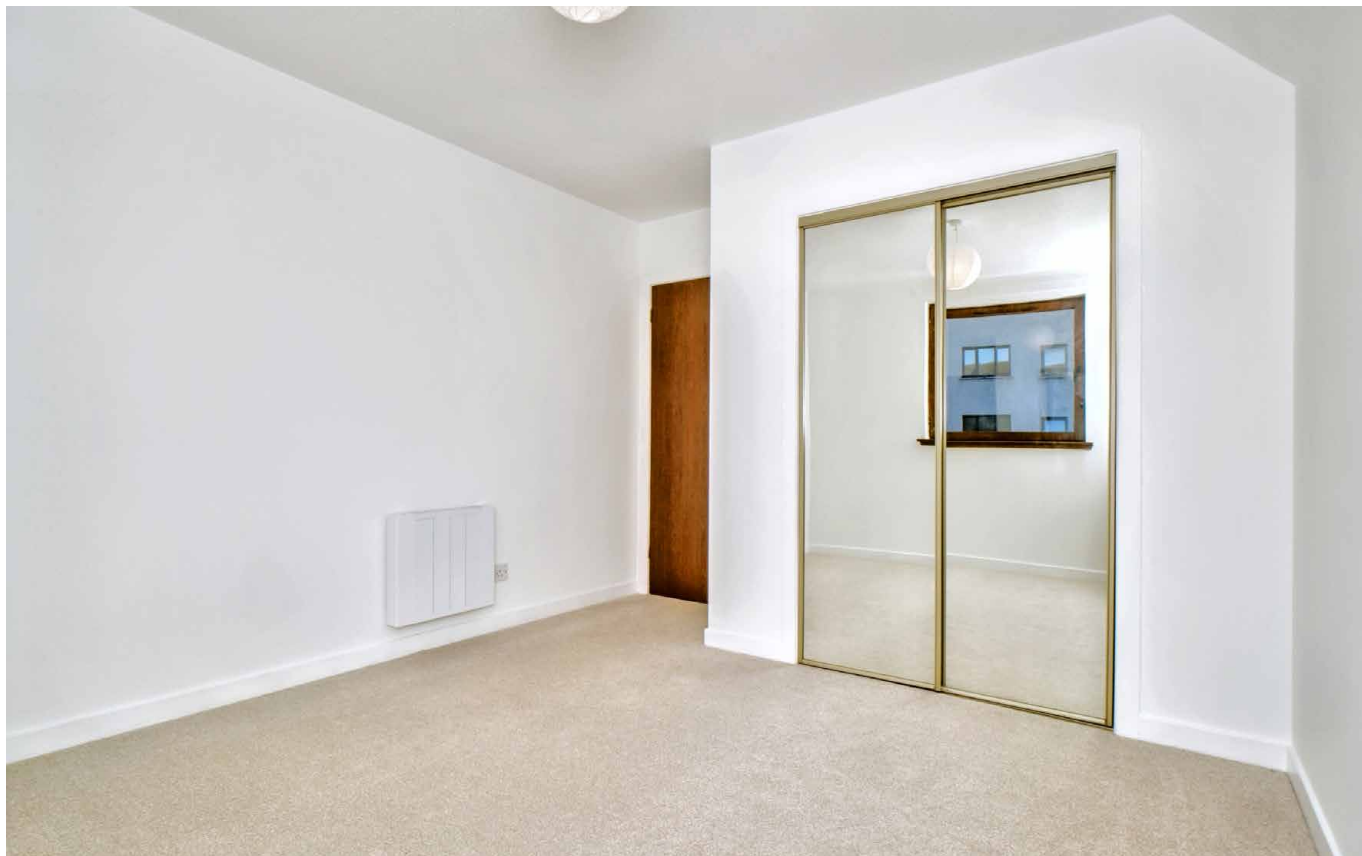
VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Second-floor flat in Leith
- Recently upgraded, contemporary interiors
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Generous, southeast-facing living/dining room
- Stylish, well-appointed kitchen
- Two double bedrooms with built-in wardrobes
- Attractive bathroom with shower-over-bath
- Well-maintained shared gardens
- Allocated parking space with parking permit for guests
- Allocated storage unit





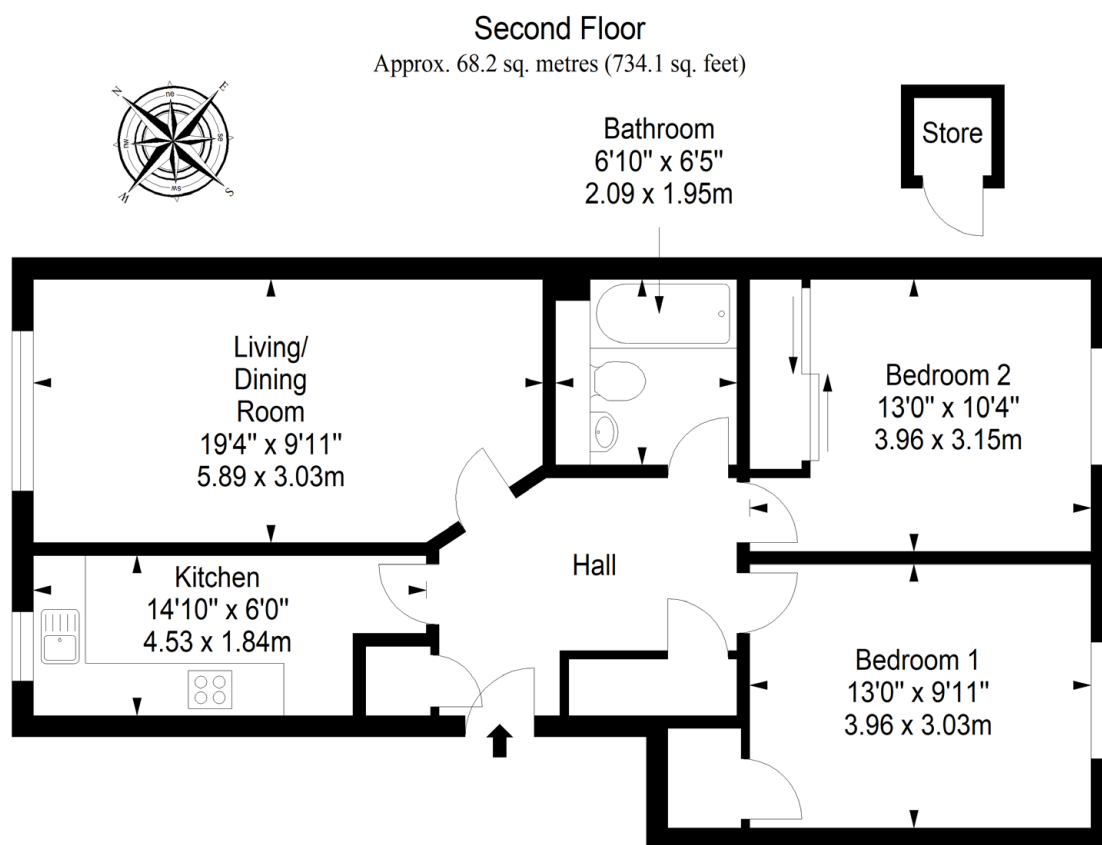
Extras: Integrated kitchen appliances comprising an oven, hob, and extractor hood will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

Factor: There is a factoring agreement in place with Myreside Management. The annual cost is around £1,000, including building insurance, stair & stair window cleaning, gardening and any maintenance /repair of the common areas.



LEITH, EDINBURGH

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.



Total area: approx. 68.2 sq. metres (734.1 sq. feet)



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation
Find the home you deserve

espc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.