



GILSON GRAY

LAW • PROPERTY • FINANCE

7/6 HAWKHILL CLOSE  
Easter Road, Edinburgh, EH7 6FE





## 7/6 HAWKHILL CLOSE

Situated on the second floor of an established modern development in Leith, overlooking Lochend Park and Loch, this generous flat boasts three bedrooms, spacious living areas, two bathrooms, and a south-facing balcony, plus access to shared gardens and secure underground parking.

A secure shared stairwell (or lift) takes you to the second floor, where a hall with three built-in storage cupboards welcomes you inside. Leading off the hall and situated to the front of the property is a dual-aspect living and dining room, enjoying neutral décor and a wood-styled floor. The room offers plenty of space for various lounge and dining furniture layouts and features south-facing patio doors opening onto a private balcony with views of the adjacent park and loch and Arthur's Seat. Next door, a spacious kitchen is well-appointed with a wide selection of modern cabinets, framed by granite-inspired worktops and integrated with a full complement of appliances: namely an electric oven, a gas hob, an extractor hood, a fridge/freezer and a dishwasher, whilst a washing machine is housed in a hall cupboard.

The flat incorporates three double bedrooms, all tastefully-presented, fitted with cosy carpets and enjoying built-in wardrobes. The master shares the same views as the living room and boasts its own fully-tiled en-suite bathroom, comprising a bath with an overhead shower and a glazed screen, a basin atop a vanity unit, and a WC. Finally, a shower room completes the accommodation on offer and comes replete with a corner shower cubicle, a wall-mounted basin, and a WC. The flat is heated by an efficient gas central heating system and benefits from double-glazed windows throughout. Externally, the development is set in generous, landscaped shared garden grounds and offers private parking in a secure underground car park.





EPC RATING:

**B**

COUNCIL TAX BAND:

**E**

## VIEWING

By appointment with Gilson Gray on 0131 516 5366.



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## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

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## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

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## EAST LoTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

...

## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 549 321

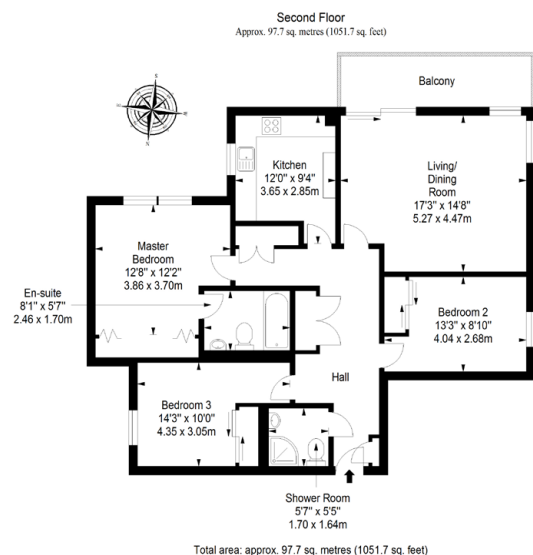
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## ST ANDREWS

01334 845 934

## EASTER ROAD, EDINBURGH

Situated in the eastern quarter of the capital, Easter Road is a popular choice for young professionals owing to its fantastic amenities and proximity to the city centre. Famed as the home of Hibernian Football Club, the area also enjoys beautiful views southwards towards Salisbury Crags and Arthur's Seat. A bustling thoroughfare, Easter Road itself is lined with an array of local shops, artisan cafes and businesses, while nearby Meadowbank Retail Park caters for a plethora of needs, with outlets including a Sainsbury's supermarket and a TK Maxx. With its diverse blend of traditional pubs, trendy bars and restaurants, residents of Easter Road have a vibrant social scene right on their doorstep. And just a short walk away in neighbouring Leith, The Shore district is packed with fashionable bars and eateries, including two Michelin-star restaurants. For a taste of the great outdoors, local parks and green spaces include Lochend Park, Leith Links and Holyrood Park, or for more rigorous exercise, several gyms and swimming pools can be found nearby, including Leith Victoria, Jack Kane Sports Centre, Portobello Swim Centre and The Royal Commonwealth Pool. Easter Road is in the catchment area for Leith Walk Primary School and Drummond Community High School. The area is served by excellent public transport including regular bus links across the city, and also allows easy access to the A1, Edinburgh City Bypass and the M8/M9 motorway network, whilst the future tram stops on Leith Walk, The Shore and nearby further connect the area to the rest of the city and the airport.



## FEATURES

- Established modern development
- Generous second-floor flat
- Secure entry and stairs or lift
- Hall with excellent storage
- Living/dining room with south-facing balcony
- Modern fitted kitchen
- Three double bedrooms
- One en-suite bathroom
- Separate shower room
- Landscaped shared gardens
- Secure underground parking
- GCH and DG



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