

KILGOUR

PROPERTY



15/4 Hawkhill Close, Edinburgh EH7 6AL





- Spacious Lounge
- Balcony
- Separate Kitchen
- 2 Bedrooms (Master En Suite)
- Shower Room
- Gas Central Heating
- Double Glazing
- Communal Grounds
- Residents Parking
- Secure Entry System
- Factor Fee - £114 pcm approx. at time of sale
- Council Tax – Band D
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

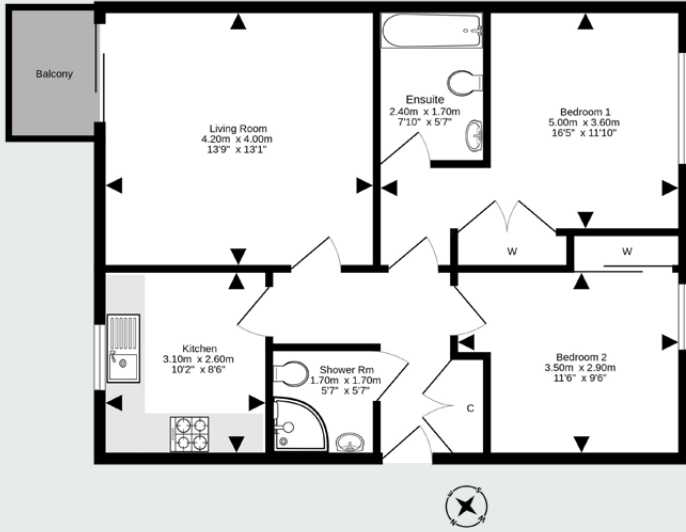
Description

A very well located and presented modern apartment set within a popular and sought after development close to amenities and well placed for commuting.

The property benefits from gas central heating and is double glazed. Entrance into the building is gained via a secure entry system and there are well maintained communal grounds surrounding the property.

Location

The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socializing and is within a 20-minute walk of the city centre. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst the prestigious shopping and leisure destination of St James Quarter is a short walk away. The neighbouring Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, and the vast green spaces of Lochend Park, Holyrood Park and Arthur's Seat are all within walking distance. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.

1 2 2 B 
EPC BANDD 
COUNCIL TAX BAND

Lounge	13'9 x 13'1	4.20 x 4.00m
Kitchen	10'2 x 8'6	3.10 x 2.60m
Bedroom 1	16'5 x 11'10	5.00 x 3.60m
En Suite	7'10 x 5'7	2.40 x 1.70m
Bedroom 2	11'6 x 9'6	3.50 x 2.90m
Shower Room	5'7 x 5'7	1.70 x 1.70m







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