



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Flat 16, 13 Hawkhill Close

Lochend, Edinburgh EH7 6FH

F16,13 Hawkhill Close

Forming part of an exclusive development, this beautifully presented three bedroom, two bathroom sixth floor apartment is located in popular Lochend. Situated in an ideal central location, next to the lovely Lochend Park and the city centre within easy reach. Local amenities, can be found on nearby Easter Road and Meadowbank Retail Park (both within walking distance).

Access is via secure entry phone system with lift/stair access. On entering you are greeted by a generous hallway, with ample storage, including a large double cupboard. Continuing through, you'll discover an airy living room that enjoys an open, west facing aspect. Bathed in natural light, this space is perfect for entertaining, with dual-aspect 3/4 height glazing. The social aspect continues with a semi-open plan layout to a sleek gloss kitchen, designed for both functionality and style, and is replete with a full range of appliances.

Property Summary

- Close to amenities & Lochend Park
- Modern sixth floor apartment
- Spacious west-facing living room
- Stylish fitted kitchen
- Master bedroom with en-suite bathroom
- Two further bedrooms
- Three-piece shower room
- Secure underground parking
- EPC Rating - C | Council Tax Band - E

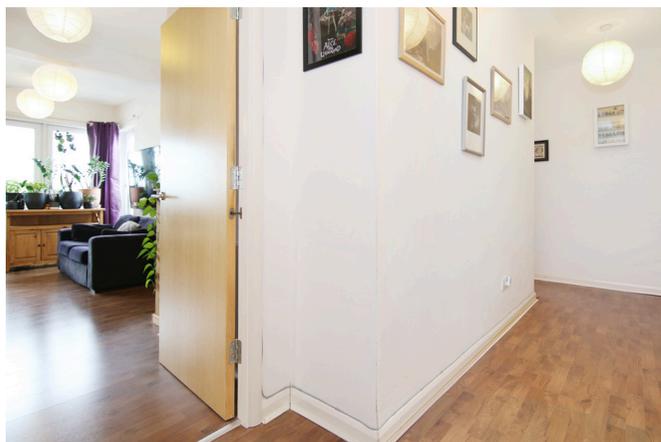


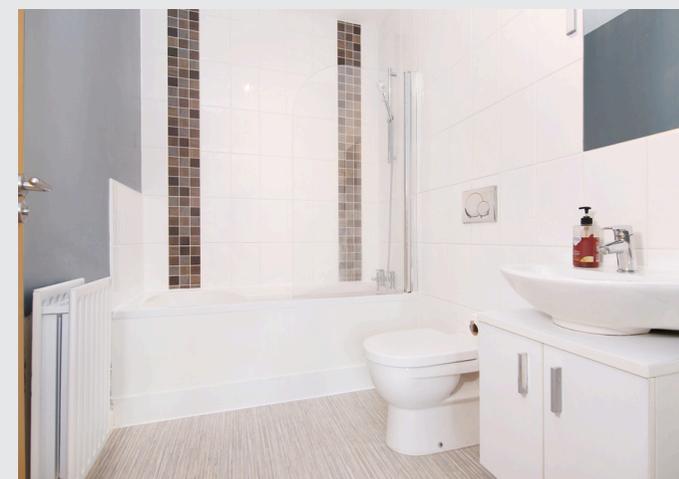
Home Report Value - £260,000





Stylish,
three bedroom,
sixth floor
apartment





This appealing apartment accommodates three comfortable bedrooms; tastefully-presented, with the master bedroom featuring a built-in wardrobe and the luxury of an en-suite bathroom. Finally, a stylish shower room, completes the accommodation.

The development is maintained by Hacking & Paterson; an approx. fee of £400 a quarter; covers maintaining and cleaning the communal areas, maintaining the grounds, any general repairs and block buildings insurance.

Extras: fitted floors, light fittings, curtains, blinds, and all kitchen appliances, to be included in the sale.



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dream property!



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Sixth Floor
Approx. 83.7 sq. metres (901.4 sq. feet)



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Location



LOCHEND PARK

Lochend is ideally placed, close to Leith, Easter Road and Meadowbank. Due to its location just east of the city centre it is a popular residential area and boasts a choice of excellent green spaces, including Leith Links, Lochend Park and Holyrood Park, offering a variety of outdoor leisure opportunities, and for gym enthusiasts there is Meadowbank Fitness Centre. There are good local shops, with a larger variety can be found on Easter Road or Meadowbank Retail Park (with a Sainsburys store), more extensive shopping can be found a short drive to Fort Kinnaird. There are excellent regular bus services, and the A1 is close by, connecting you other major road networks and the Edinburgh City By-pass.