



2/14 Hawkhill Close  
LEITH | EDINBURGH | EH7 6AB

  
**warners**  
solicitors & estate agents





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Situated on the fifth floor of a well-established modern development, this exceptionally spacious and beautifully presented apartment enjoys views across the Forth sea towards Fife. Accessed via a well-maintained stairwell or a fully serviced lift, the property offers bright and versatile accommodation on a single level, ideal for a wide range of buyers. The impressive open-plan living space is both stylish and functional, cleverly divided into relaxing lounge, dining, and kitchen zones. The living area opens onto a private balcony, perfect for enjoying the fantastic views. The recently upgraded kitchen features a range of contemporary base and wall-mounted units, complemented by integrated appliances, making it an ideal space for cooking and entertaining. Set quietly to the rear, both bedrooms are generous doubles, each with newly installed built-in wardrobes. The principal bedroom benefits from a sleek en-suite bathroom, while a separate modern shower room adds further convenience. Both the kitchen and bathroom have been thoughtfully upgraded by the current owner, ensuring the property is offered in true walk-in condition. Additional benefits include gas central heating, double glazing, secure entry system, lift access to all floors, well-maintained communal gardens, and a private secure underground parking bay. Early viewing is highly recommended to appreciate the quality, comfort, and location this outstanding apartment has to offer.

### Accommodation Highlights

- Fifth-floor apartment in a modern, well-maintained development
- Bright open-plan living, dining, and kitchen area with private balcony boasting views across the Forth sea to Fife
- Recently upgraded contemporary kitchen with integrated appliances
- Two generous double bedrooms, both with new built-in wardrobes
- Principal bedroom with stylish en-suite bathroom
- Modern shower room with quality fittings
- Welcoming hallway with built-in storage cupboard
- Gas central heating and double glazing throughout
- Secure entry phone system & fully serviced lift to all floors
- Private, secure underground parking bay & well-maintained communal grounds

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

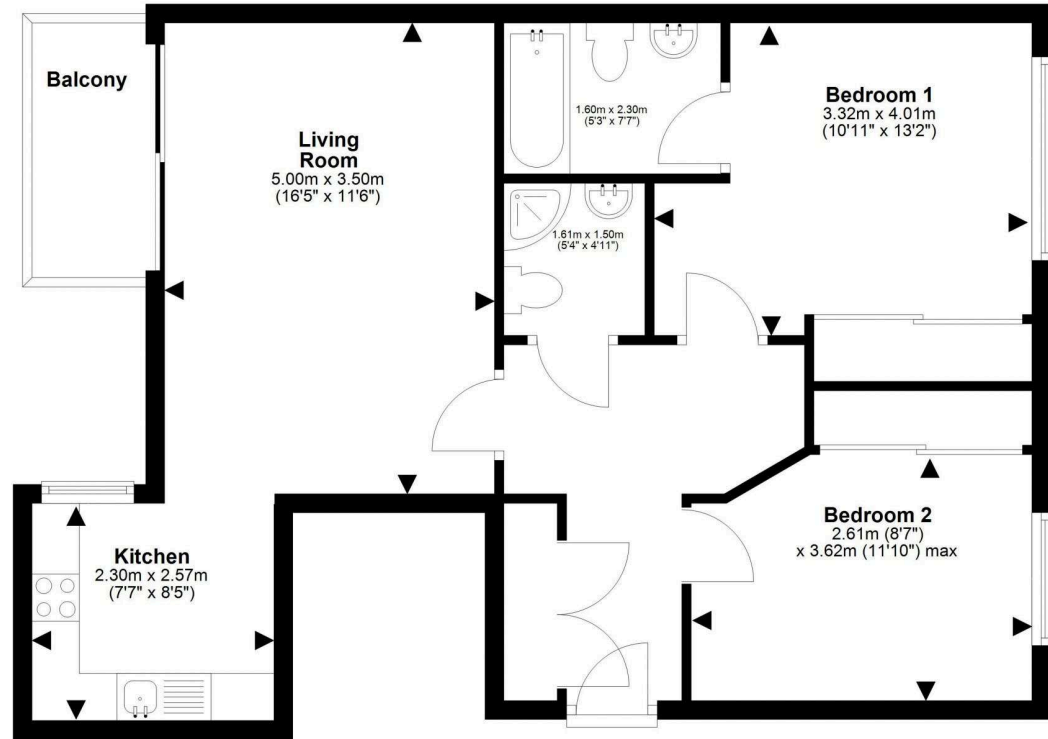


All integrated kitchen appliances will be included in the sale of the property along with all light fitting and curtains & blinds. EPC: B CT: D. Factoring: Approx. £450 P/Q to Hacking and Patterson.

The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the 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 nearby Ocean Terminal shopping centre is home to a range of high street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. 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.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.