

COULTERS<sup>©</sup>

# FLAT 5, 11 HAWKHILL CLOSE

EASTER ROAD, EDINBURGH, EH7 6FG

 2 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Flat 5, 11 Hawkhill Close is a bright and spacious two-bedroom apartment, situated on the second floor of a modern residential development close to Easter Road. This well-presented property offers comfortable living and is ideal for those seeking a home in a convenient and vibrant location.

The property, which benefits from lift access, has a generous open-plan kitchen and sitting room, boasting a bright corner aspect with a floor-to-ceiling window that is south-west facing and allows natural light to flood the space. The kitchen is fitted with a range of wall and floor-mounted cabinets and integrated appliances, including a fridge-freezer, oven, four-ring gas hob, and extractor hood, creating a functional space for cooking and entertaining.

The well-proportioned principal bedroom is fitted with a built-in wardrobe and an en suite shower room. A second double bedroom offers versatile accommodation, whether for guests, children, or as a home office. The property is completed by a bathroom with three piece suite.



## KEY FEATURES



Second floor apartment within modern development



Lift access



Within walking distance of The City Centre



EPC Rating - B



Two double bedrooms one with en suite



Secure underground carpark

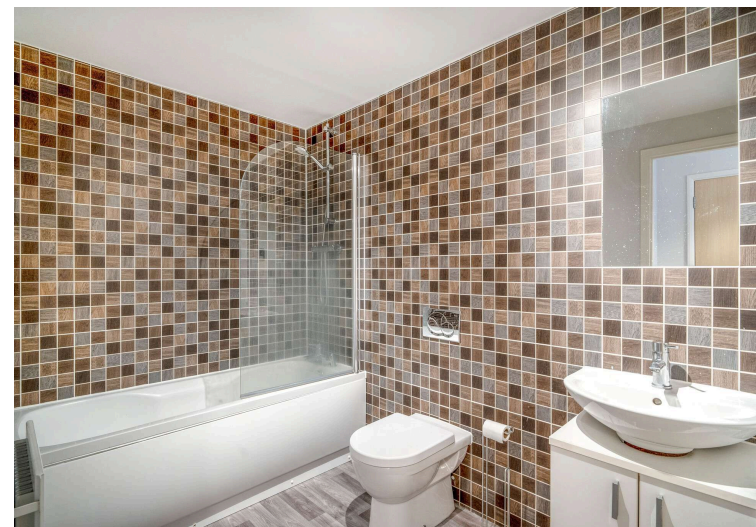


Excellent local amenities nearby.



Council Tax Band - D





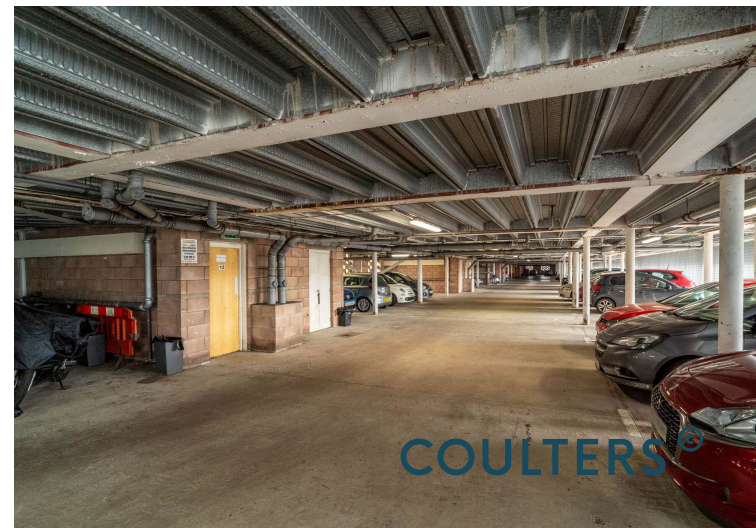
The property is fitted with double glazing, gas central heating and a secure door entry system.

There is a secure underground car park and further on street parking available.

The factor for the development is Hacking and Paterson and the quarterly service charges are approximately £425 which includes buildings insurance.

## EXTRAS

All blinds, light fittings, fitted flooring, and integrated appliances are included in the sale price.



## THE LOCAL AREA

Easter Road is a vibrant and popular area of Edinburgh, located approximately 1 mile east of the City Centre. It offers an exciting mix of independent shops, cafes, bars, and essential amenities.

For outdoor enthusiasts, the expansive Holyrood Park and in the opposite direction, Leith Links, are both within walking distance, offering plenty of green space for leisure activities, including walking and cycling as well as tennis at Leith Links. The property is also ideally placed for easy access to the Scottish Parliament, Palace of Holyroodhouse, and the newly redeveloped St James Quarter, which provides an excellent range of retail, dining, and entertainment options.

Transport links are excellent with a variety of bus routes running along Easter Road and nearby London Road, providing fast access to all parts of the city and Edinburgh Airport. The nearby tram line on Leith Walk offers an additional route to the airport and further destinations.

**HOME REPORT VALUATION: £230,000**



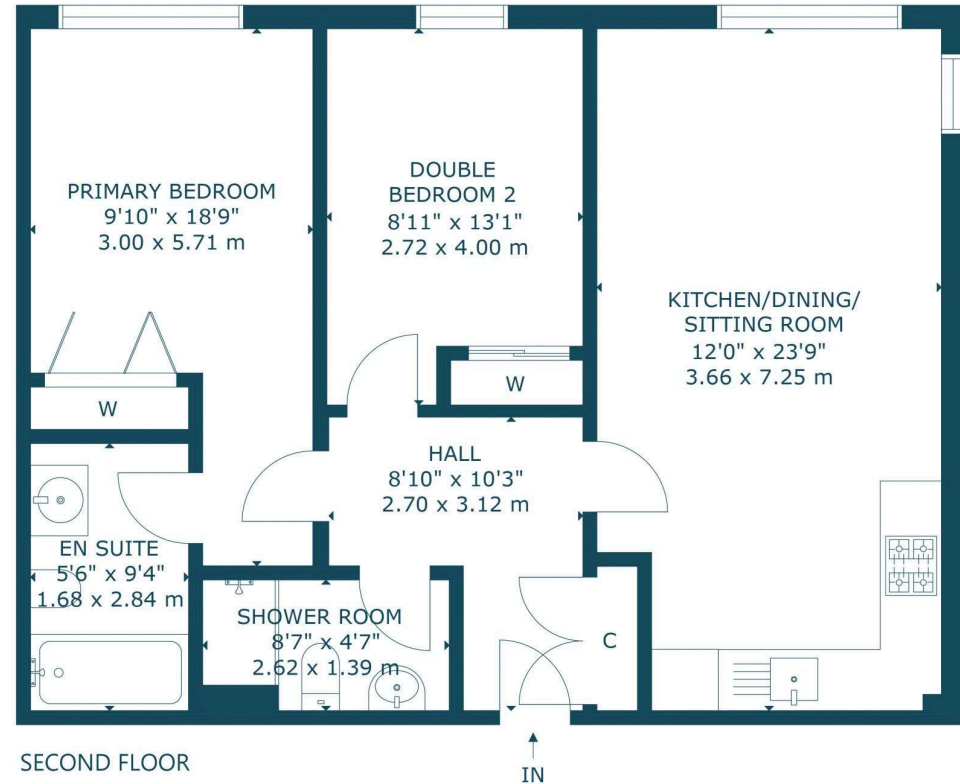
[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)



FLAT 5, 11 HAWKHILL, EDINBURGH, EH7 6FG  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 755 SQ FT / 70 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.