

COULTERS[©]

FLAT 2, 9 HAWKHILL CLOSE

LEITH, EDINBURGH, EH7 6FG

2 BED 2 BATH 1 PUBLIC



TAKE A LOOK INSIDE

Forming part of the established modern development at Hawkhill, this is a delightful, bright first floor flat offering attractive, well presented accommodation throughout. Benefitting from a south facing balcony, this is an engaging home and early viewing is recommended.

The front door opens on to the hall, benefitting from a good sized storage cupboard. There is a bright, airy and well presented dual aspect open plan sitting room/dining room/kitchen. There is plenty of space for both a comfortable seating area in addition to a dining table and chairs.

KEY FEATURES



Beautifully presented first floor flat.



Two lovely double bedrooms with fitted wardrobes (one with en-suite).



South facing balcony.



Underground parking space.



Landscaped communal grounds and within walking distance of Lochend Park.



Excellent local amenities nearby.



EPC Rating - B



Council Tax Band - D



The kitchen area is fitted with both wall and base mounted cabinetry. The integrated appliances comprise: hob, oven, extractor hood, fridge/freezer and washing machine. Patio doors lead out to the south facing balcony where there is space for a bistro style table and chairs to enjoy the sunshine (in good weather). There are two beautifully presented double bedrooms, both with fitted wardrobes and one with an en-suite bathroom (with a bath, shower over, WC and wash hand basin). In addition to this, there is also a separate shower room (fitted with a large shower, WC and wash hand basin) completing the accommodation.

The property benefits from private parking, communal grounds, gas central heating and double glazing.





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.

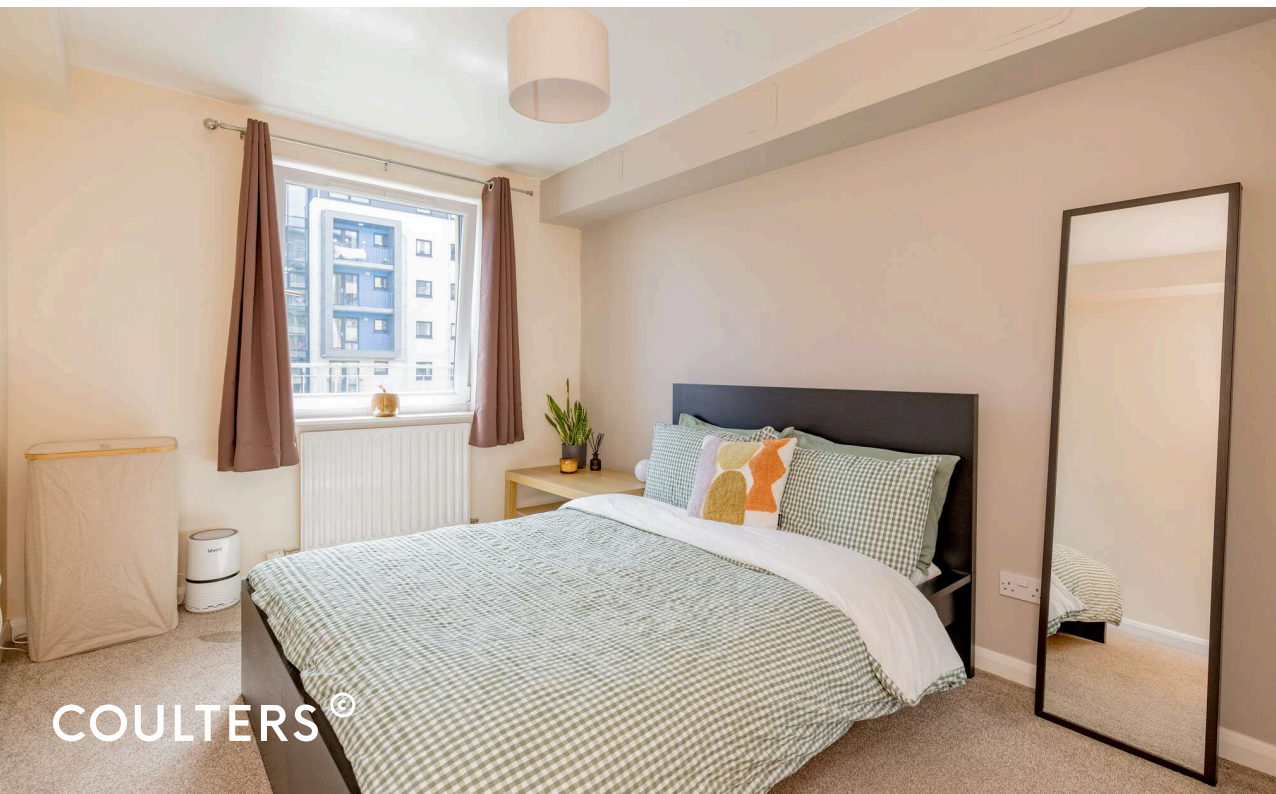
For outdoor enthusiasts, the expansive Holyrood Park and in the opposite direction, Leith Links, are both within walking distance, offering plenty of green space for leisure activities, including walking and cycling as well as tennis at Leith Links. The property is also ideally placed for easy access to the Scottish Parliament, Palace of Holyrood House, and the popular 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.

EXTRAS

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

The factors are Hacking and Paterson and the quarterly factoring fee is approximately £400 - £450 per quarter.

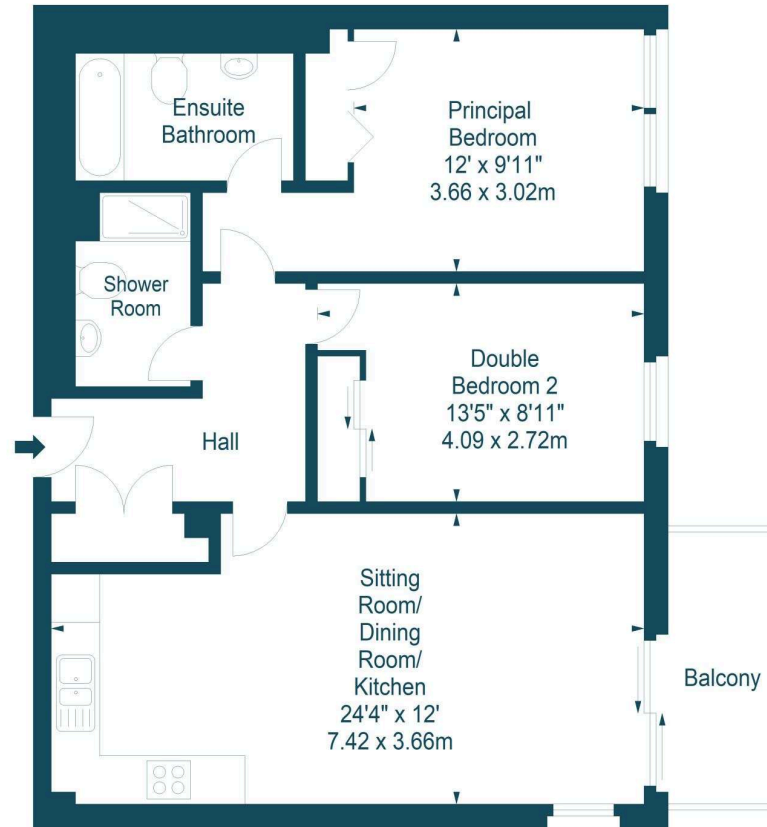




Hawkhill Close,
Edinburgh,
Midlothian, EH7 6FG



Approx. Gross Internal Area
759 Sq Ft - 70.51 Sq M
For identification only. Not to scale.
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First Floor

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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.