

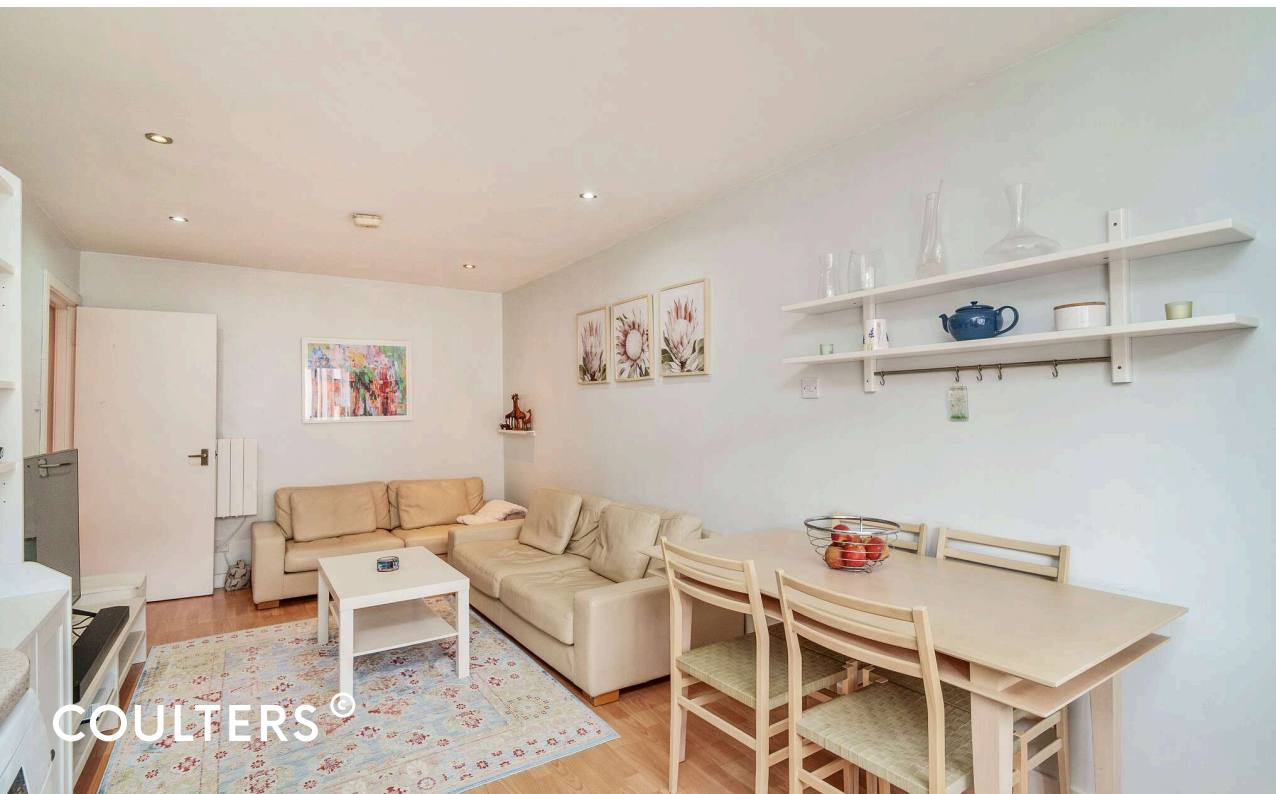


COULTERS®

6/14 HAWTHORNDEN PLACE

LEITH, EDINBURGH, EH7 4RG

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

6/14 Hawthornden Place is a spacious and bright top-floor flat, nestled within a quiet, modern development in the heart of historic Leith. Designed for contemporary living, the home features an impressive open-plan sitting room and kitchen with a dedicated dining area—creating a sociable and light-filled space that's ideal for everyday living and entertaining. The layout maximises natural light and flow, while the modern kitchen is well-equipped with integrated appliances and ample worktop space, making it both functional and stylish.

KEY FEATURES



Spacious top floor flat within a quiet modern development.



Three bedrooms.



Well kept shared garden grounds.



Allocated parking space.



Within close proximity to a tram stop.



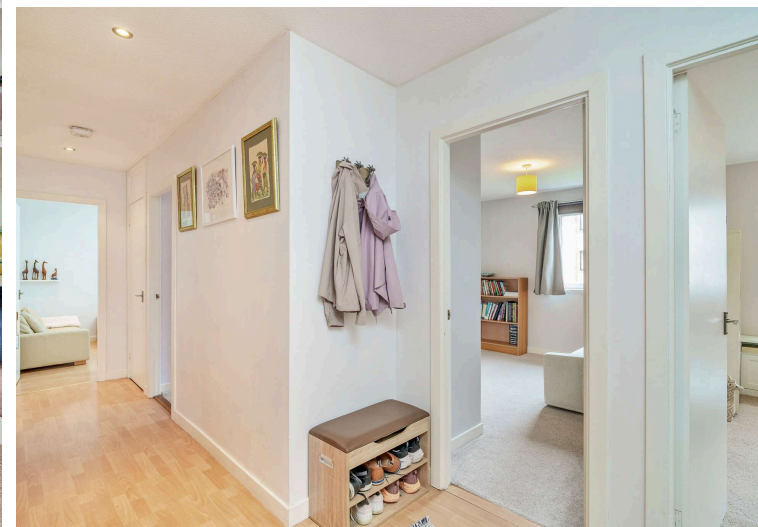
Excellent local amenities within walking distance.



EPC Rating - D



Council Tax Band - D



There are three well-proportioned bedrooms, each offering flexibility to suit a range of needs. Whether you're looking for additional sleeping space or a home office these rooms adapt easily to your lifestyle. A newly fitted sleek, modern shower room with large walk-in shower and box room completes the internal accommodation.

Outside, residents benefit from beautifully maintained shared garden grounds and an allocated parking space within a private residents car park —a valuable asset in this vibrant area.

Extras

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





THE LOCAL AREA

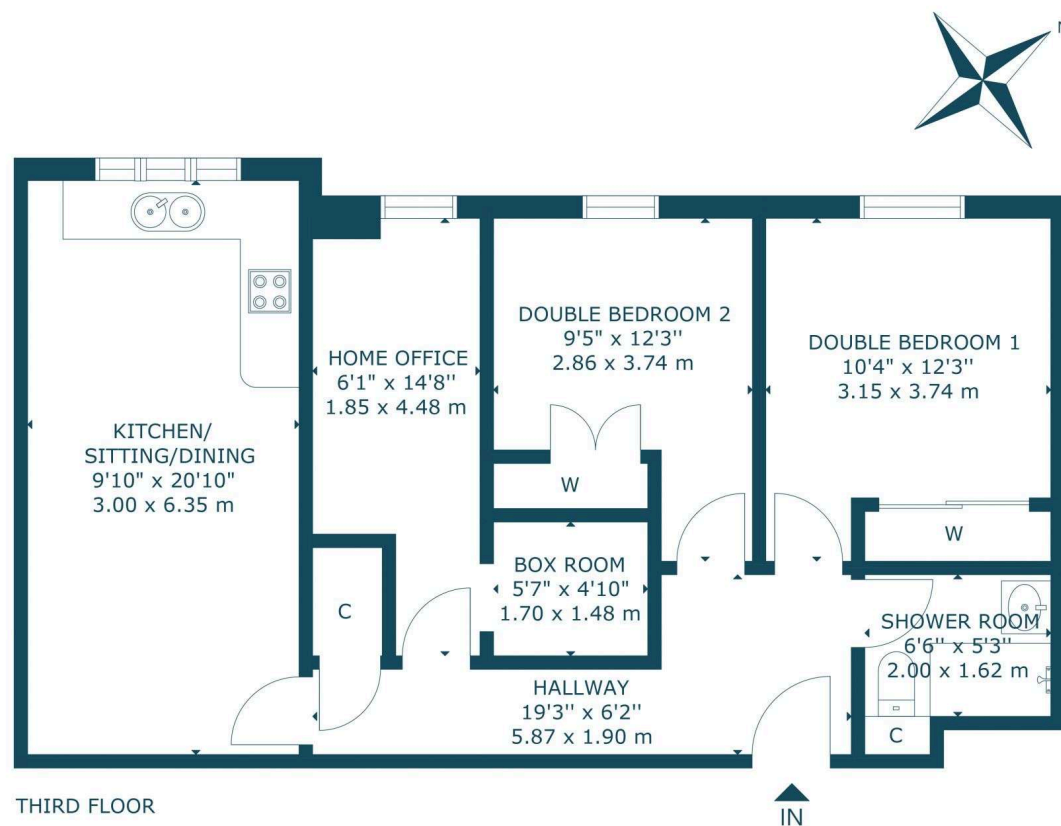
Historic Leith is a bustling and sought-after area with a wide variety of leisure and retail amenities and only a 20-minute bus journey from Edinburgh's city centre. In addition to its proximity to Leith Walk with its bars, cafés, and takeaways it is a five-minute drive from Ocean Terminal with its well-known retailers, restaurants, gym, and cinema.

The cosmopolitan Shore on the waterfront with its Michelin starred eateries, and popular bars and bistros is less than one mile away. There is direct access to The Water of Leith walkway and National Cycle Route 75 which takes you straight to Stockbridge.

Nearby schooling includes Granton Primary and Holy Cross RC Primary, Broughton High and St. Thomas of Aquin's RC High School. Regular bus services will take you swiftly into the city centre and the tram stops at The Shore or Newhaven are less than 20 minutes walk away







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 743 SQ FT / 69 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.