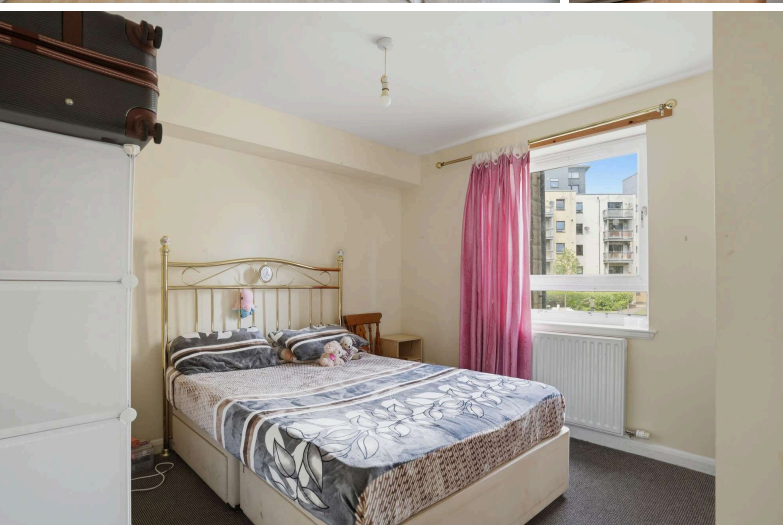
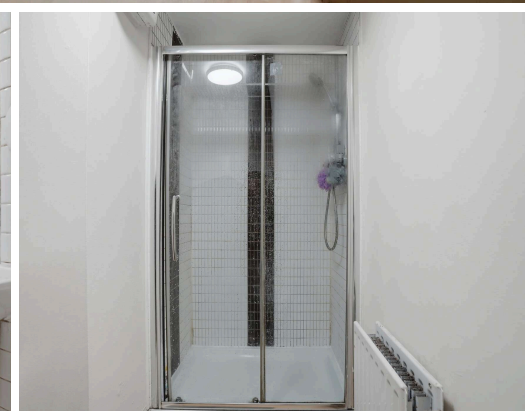
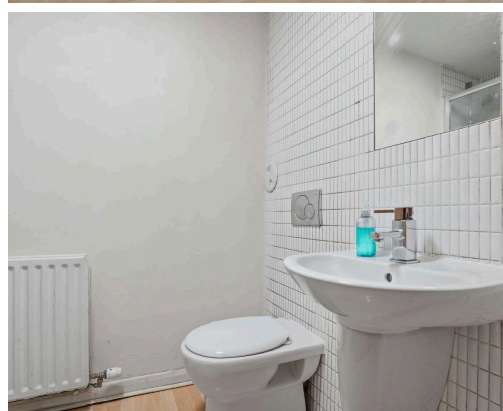
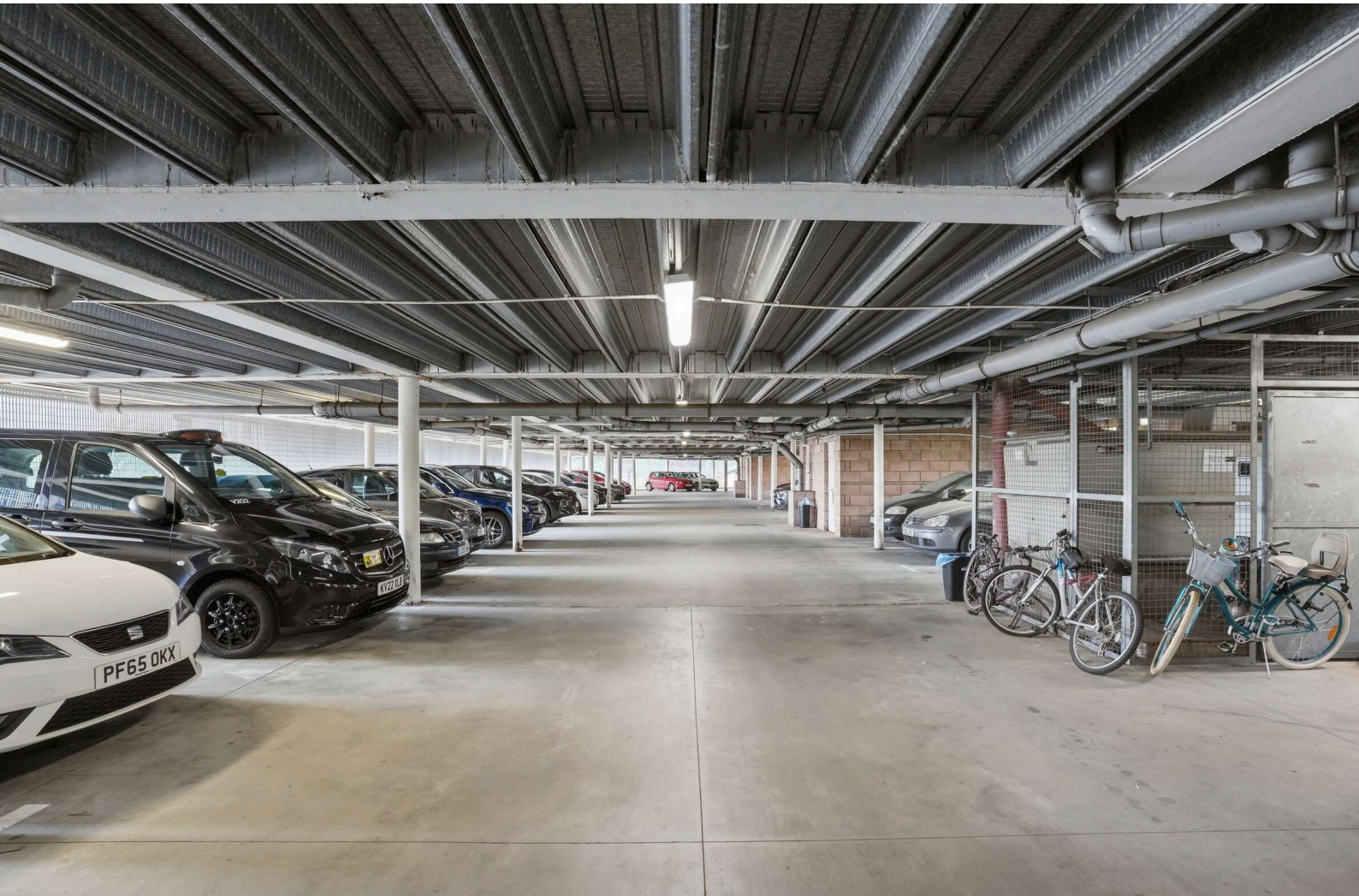




10/3 Hawkhill Close
Edinburgh, EH7 6FD

- Open plan living with balcony
- Private secured parking
- Ideal investment or first time buy
- EPC: C
- Council tax band:D

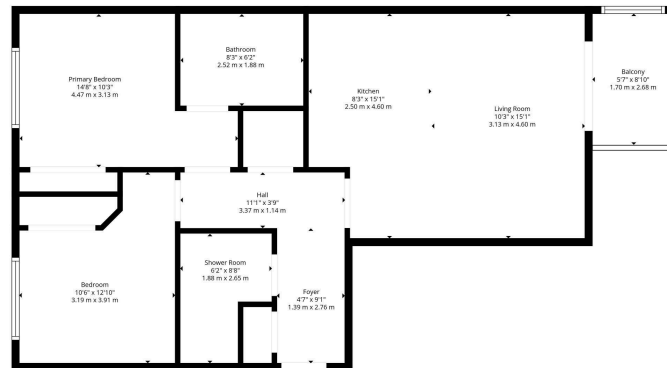




An ideal opportunity for first time buyers and investors to acquire a two-bedroom flat with open plan living/Dining/Kitchen and a private balcony. This property forms part of an established modern development, in the popular district of Easter Road. The property benefits from a good sized living space, lift access, a secure entry system, gas central heating and double glazing throughout, with a residents' car park on the ground floor of the building, as well as free on-street parking.

The property comprises; well-kept stairwell and lift, leading to a welcoming spacious hallway. Internally, the home is presented in a neutral decor throughout. The open-plan space is great for entertaining. The fitted kitchen offers wall and base units, built in wine rack, freestanding washing machine, as well as integrated appliances, such as fridge freezer, built under oven and gas hob. The master bedroom, with built-in wardrobes and en-suite with WC, wash basin and shower. Second double bedroom, with built-in, double wardrobe with sliding doors. Second bathroom is complete, with three-piece suite and wall-mounted mirror.

Tucked away behind bustling Easter Road, a vibrant array of cafes, bars, local shops and delis are all within comfortable walking distance from Hawkhill Close, as well being close to a Lidl and Tesco superstore. The Hibernian football stadium is nearby, accompanied by a fantastic range of leisure facilities in the surrounding area, including the brilliant multi-purpose sports facility, Meadowbank Sports Centre and the delightful open green spaces of Restalrig Park, Leith Links, Holyrood Park and Arthurs Seat. The cosmopolitan Shore area of Leith is also a short stroll away and offers a superb array of bars and world class restaurants, as well as the Ocean Terminal Shopping Centre, which houses many high street stores, a multi-screen cinema and a large Pure Gym. There are excellent transport links with 24 hour bus services running throughout Edinburgh and surrounding areas and a tram that runs from Newhaven, through the city centre and out to Edinburgh Airport. Waverley Train Station is also within easy reach, as well as fast road links from the A1 and adjoining City Bypass.



Total: 757 sq. Ft. 70 m²
 1st Floor: 757 sq. Ft. 70 m²
 Excluded Areas: Balcony: 49 sq. Ft. 5 m², Walls: 65 sq. Ft. 6 m²
(Includes Property Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.)



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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