



Leith

15/6 Hawkhill
EH7 6LA



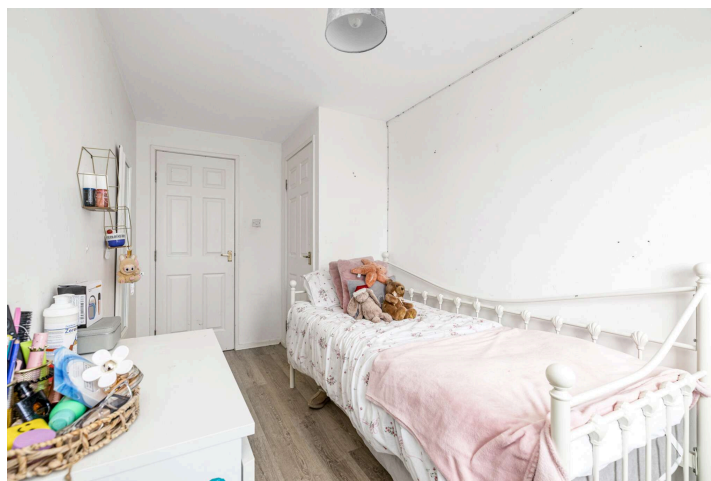
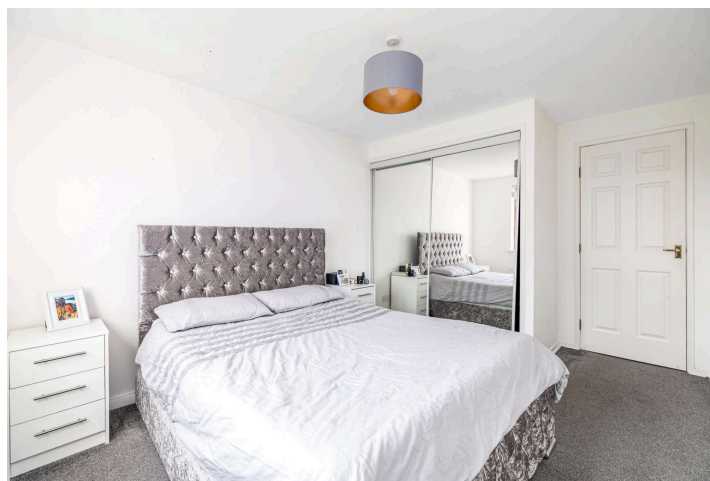
Buzzer 15/6 - Second Floor Flat

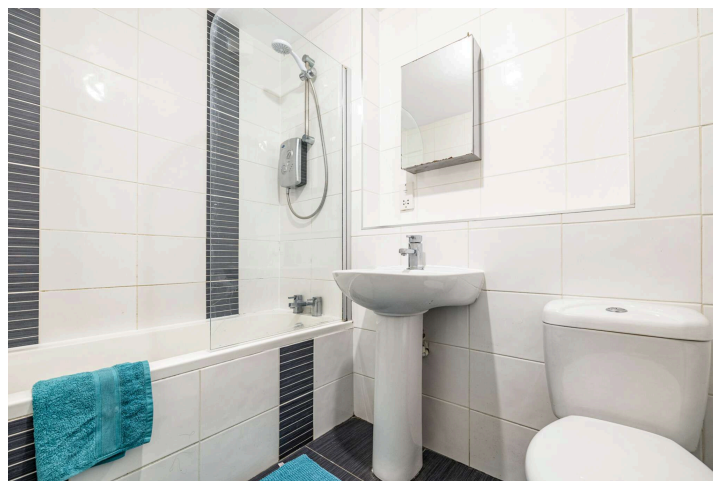
OFFERS OVER £190,000

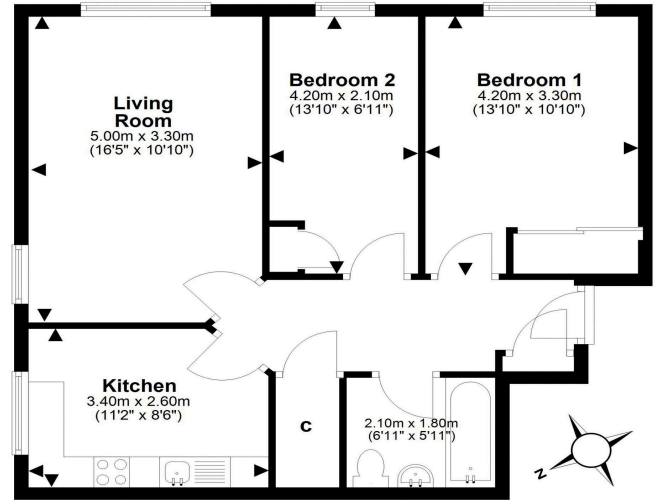
- Entrance hall
- Lounge/diningroom
- Kitchen
- 2 bedrooms
- Bathroom with shower
- Gas central heating
- Double glazing
- Residents parking
- Allocated parking space (15/6)
- Entryphone system
- Communal Gardens
- Lovely open outlook
- Laminate flooring
- Ideal first-time purchase



Viewing - by appointment please call
Solicitors (0131) 554 6321







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.

This modern second floor flat offers an excellent first-time purchase situated between Easter Road and Lochend Road. The area offers excellent local amenities, with a variety of shops, cafes, and restaurants along Easter Road and nearby Leith Walk. For larger retail needs, Meadowbank Retail Park with a Sainsbury's supermarket is within easy reach, and Ocean Terminal provides a range of shops, eateries, a multiscreen cinema, and a gym. Recreational facilities include with Lochend Park, Craigmillar Golf course and Meadowbank Sports Stadium.

Flat 6 can be found on the second floor within this well-maintained communal stairway and opens to a spacious hallway with excellent storage cupboards. The bright lounge/diningroom has large windows to the front and side with a lovely outlook from the side window with views to the Firth of Forth. Also, to the side the good-sized kitchen offers a range of wall and base units, tiled splashbacks, electric oven, hob, cooker hood, automatic washing machine and fridge freezer all to be included in the sale. Both bright bedrooms are to the front of the property and bedroom one offers built-in wardrobes with mirror fronted sliding doors. Bedroom two benefits from a store cupboard with hanging rail. The tiled internal bathroom with white suite has an electric shower over the bath and ladder style towel rail and completes this property.

Notes - James Gibb is the factor for the upkeep of common areas/landscaped gardening, stair cleaning and includes buildings insurance at Approx £800 pa

EXTRAS

To include the aforementioned white goods in the kitchen and window blinds as seen.

OFFERS

Offers Over £190,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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