9/4 Hawkhill Close

LEITH | EDINBURGH | EH7 6FG

warners
solicitors & estate agents

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Nestled in the heart of a modern, manicured development in sought-after Leith, moments from excellent amenities, quick transport links and vast open green spaces is this spacious second floor apartment. Boasting a balcony, gas central heating, double glazing and secure resident's parking this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright open plan lounge/kitchen with a contemporary kitchen section, generous dining space and balcony, a large master bedroom with built-in wardrobe and elegant en-suite bathroom with shower over bath, a second well-proportioned double bedroom with further built-in wardrobe and the flat is completed by a stylish shower room.

- Modern second floor apartment
- Secure parking and manicured communal grounds
- Close to the excellent amenities Leith has to offer
- Welcoming hallway with storage
- Bright open plan lounge/kitchen with balcony
- Two large double bedrooms
- Two stylish bathrooms
- Gas central heating
- Double glazing
- Chain free sale

Energy Rating B, Council Tax D

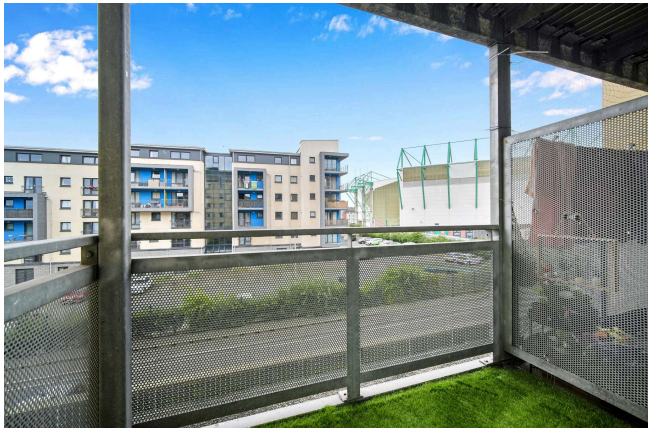
Factors fees payable to Hacking & Paterson are approximately £450 per quarter.

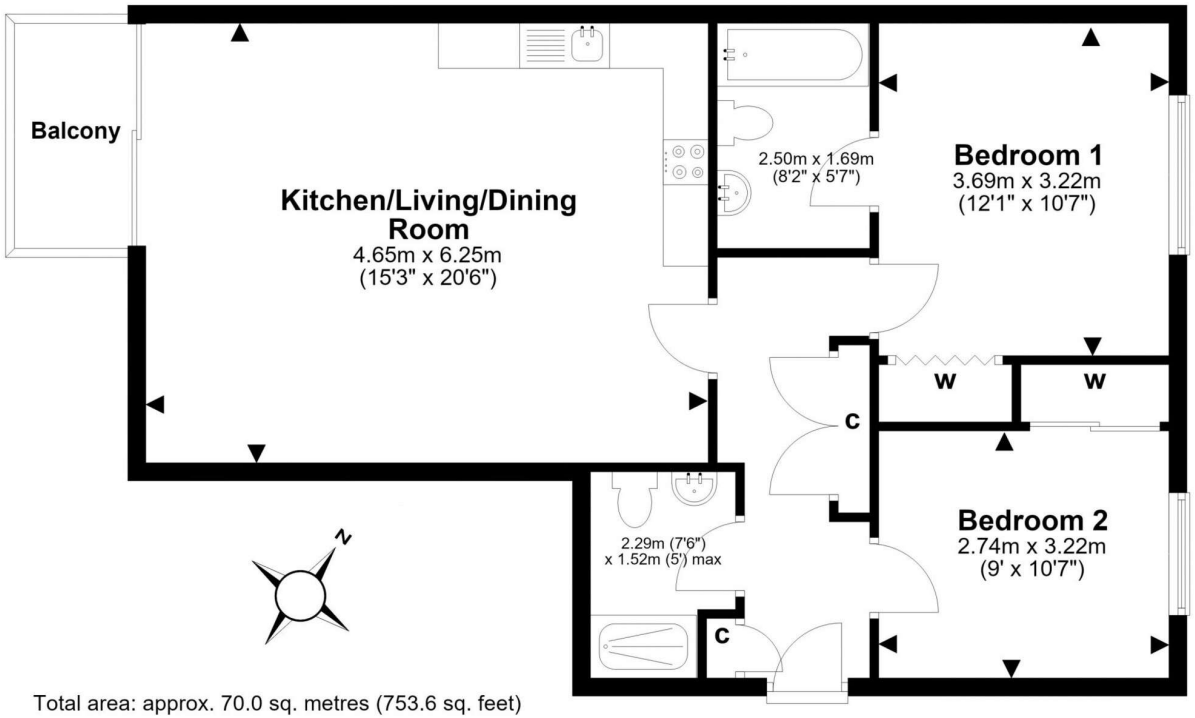
All fixtures, fittings and integrated appliances are included in the sale.

Furniture may be available through separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times is a hub for socializing. It boasts an eclectic mix of restaurants, bars, cafes, delis, and coffee shops. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. It benefits from an excellent public transport system with 24-hour buses and tramline.





Total area: approx. 70.0 sq. metres (753.6 sq. feet)

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.
Plan produced using PlanUp.