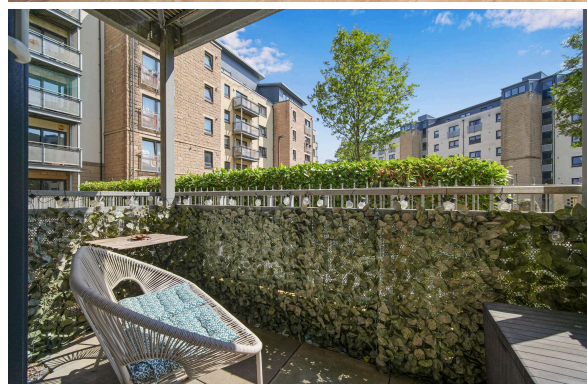




4/1 Hawkhill Close
EASTER ROAD | EDINBURGH | EH7 6FD


warner's
solicitors & estate agents



4/1 Hawkhill Close

EASTER ROAD | EDINBURGH | EH7 6FD

Nestled in a luxury, modern, manicured development, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented ground floor apartment. Just a short walk to the city centre the property boasts secure underground parking, a private deck, gas central heating and double glazing and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright open plan lounge/kitchen with a contemporary kitchen section, generous dining space and access to the decked area, a large double bedroom with built-in wardrobe and the flat is completed by a stylish bathroom with shower over bath.

- Ground floor apartment in modern development
- Heart of Easter Road moments from excellent shops, cafes, bars and restaurants
- Secure underground parking
- Welcoming hallway with storage
- Bright open plan lounge/kitchen
- Private external decked area
- Large double bedroom
- Exquisite bathroom with shower over bath
- Gas central heating and double glazing

Fees payable to factor, Hacking and Paterson approx. £450 per quarter, with £500 deposit.

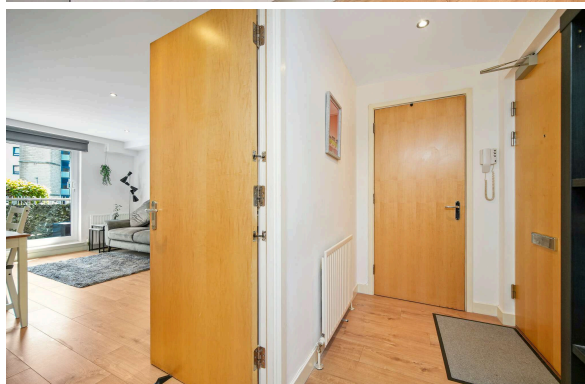
Energy Rating C, Council Tax Band C.

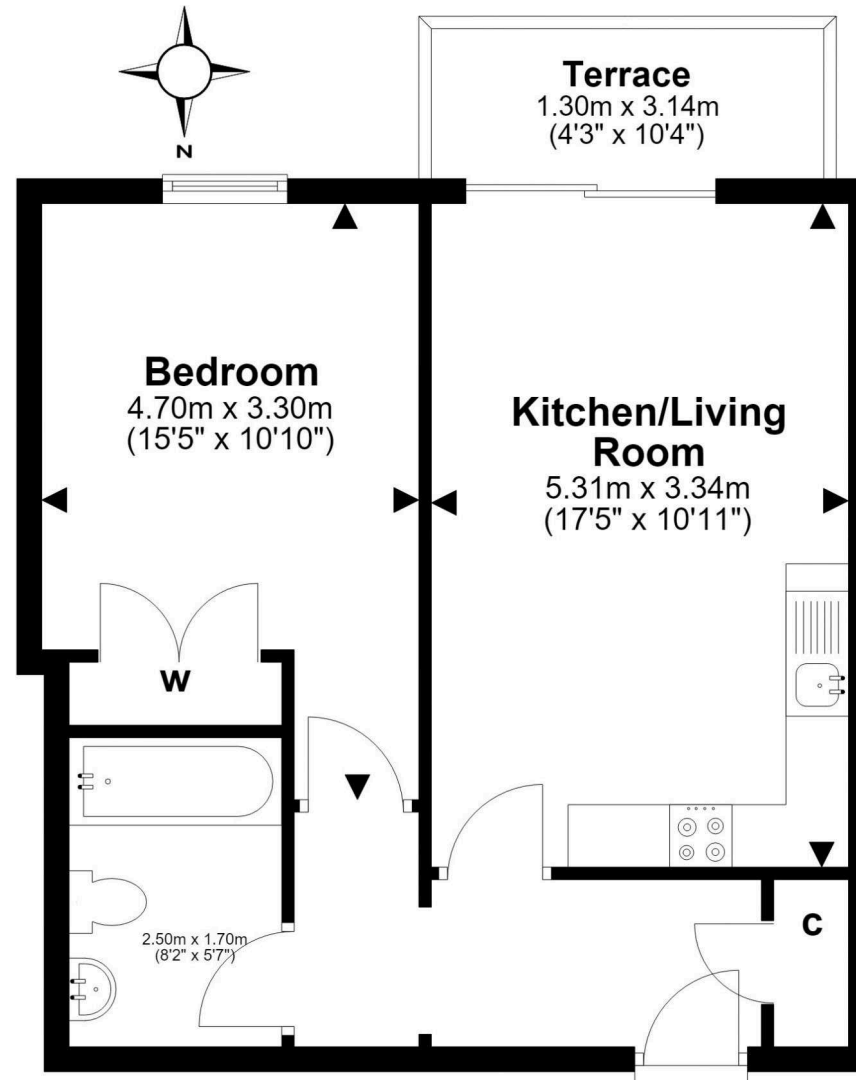
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, white goods and blind fittings will be included in the sale, while other items can be available with separate negotiation.

The subjects are located in the highly regarded Easter Road area of Edinburgh, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Easter Road, Leith Walk and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst St James Quarter boasts a variety of shops and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex. The property is also located close to the city's main business core and the Scottish Parliament, Holyrood and Royal Mile. An efficient public transport network operates to most parts of the town and surrounding areas. The tram extension linking the Airport to Leith and Newhaven, is within easy reach of the property. Waverley Railway Station is a comfortable distance away and the city bypass and main motorway networks are also easily accessible.





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.