

KILGOUR

PROPERTY



5/6 Hawkhill Avenue, Edinburgh, EH7 6BY





- Living Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Secure Communal Entry System
- Private Garden area at rear
- Council Tax – Band B
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

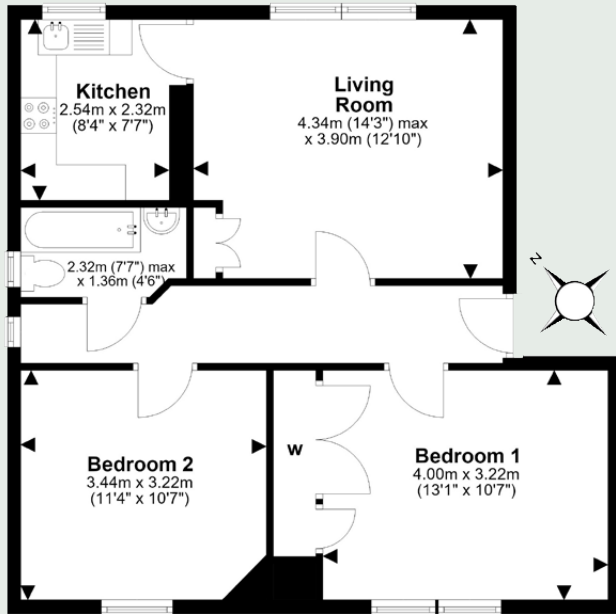
Description

This bright and well-presented top floor flat offers spacious and comfortable accommodation. Enjoying an elevated position, the property benefits from excellent natural light throughout. The accommodation comprises a welcoming entrance hallway, a generously proportioned living room providing an ideal space for relaxation and entertaining, a well-appointed kitchen, two good-sized double bedrooms, and a bathroom. Further benefits include double glazing, and gas central heating, ensuring comfort and efficiency year-round. Externally there is a Private Garden area to the rear and ample on street parking. The building has recently benefited from external wall insulation and a full roof replacement.

Location

Located within the sought-after Easter Road/Lochend district of Edinburgh, the property enjoys a convenient position close to a superb range of local amenities and excellent transport links to the city centre and beyond. Lochend Park is just a short walk away, offering attractive green space for leisure and recreation, while nearby Leith and Easter Road provide an abundance of shops, cafés, restaurants and everyday services. The area offers a good choice of well-regarded schools catering for all levels. The location is ideally suited to commuters, first-time buyers and professionals seeking easy access to Edinburgh's vibrant city centre and waterfront districts.



1 2 1 C 
A B C
EPC BANDB 
COUNCIL TAX BAND

Living Room	14'3 X 12'10	4.34m x 3.90m
Kitchen	8'4 x 7'7	2.54m x 2.32m
Bedroom 1	13'1 x 10'7	4.00m x 3.22m
Bedroom 2	11'4 x 10'7	3.44m x 3.22m
Bathroom	7'7 x 4'6	2.32m x 1.36m







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PrimeLocation

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