

**Flat 3/ 12 Hawkhill  
EDINBURGH EH7 6LA**

**Offers Over £175,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric cooker and white good included
- Two double bedrooms both with wardrobes
- Shower room fitted with two-piece suite and mains walk in shower
- Gas central heating and double glazing throughout
- Allocated parking space and bike store

**Council Tax Band: C**

**Tenure: Freehold**

**Annual Service Charge: £1000**



1



2



1



EPC B



## Flat

This superb two-bedroom flat enjoys excellent transport links to the city centre and is sure to appeal to a wide range of buyers. Beautifully maintained throughout and offering generous living space, the property would make an ideal first-time purchase. Early viewing is highly recommended.

The accommodation comprises a spacious living and dining room, featuring full-length windows that flood the space with natural light, creating an ideal setting for relaxing or entertaining friends and family. The kitchen is well equipped with a range of floor and wall-mounted units, an electric cooker, with white goods included in the sale. There are two double bedrooms, both benefiting from wardrobes that provide excellent storage. The shower room is fitted with a modern two-piece suite and a mains-powered walk-in shower. Further benefits include gas central heating, double glazing throughout, and a large storage cupboard located in the hallway. Externally, the property enjoys well-maintained communal gardens and an allocated parking space.

**Factor Details:** The property is factored by James Gibb, with an average monthly fee of approximately £83. This covers building insurance, general maintenance, and the upkeep of the communal gardens.

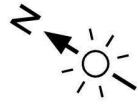
The property is ideally located in the vibrant and popular district of Leith, to the east of the City Centre and within easy walking distance of the green open spaces of Leith Links Public Park. A wide range of shopping amenities are available nearby, including Lidl and Tesco at the foot of Easter Road, with Sainsbury's conveniently situated at the Abbeyhill Shopping Centre, also within comfortable walking distance. Leith itself boasts an excellent selection of independent shops and retailers, while the fashionable Shore area is just a short drive away and renowned for its cafés, gastro-pubs and award-winning restaurants. Leisure and recreational facilities in the area include the Ocean Terminal retail and leisure complex, featuring a multi-screen cinema, as well as pleasant walks around Lochend Park. The area benefits from an efficient public transport network, including tram services, providing easy access to the City Centre and other parts of Edinburgh. The city bypass and main motorway networks are also readily accessible, making this an ideal location for commuters.

**Viewing by appointment on 0131 337 1800**

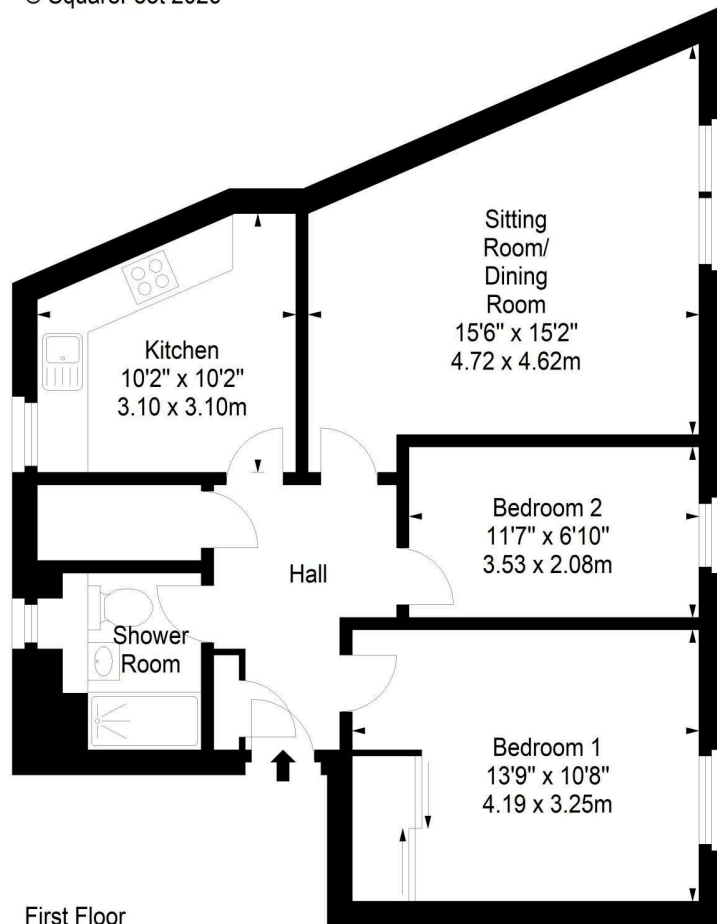




Hawkhill,  
Edinburgh,  
Midlothian, EH7 6LA



Approx. Gross Internal Area  
679 Sq Ft - 63.08 Sq M  
For identification only. Not to scale.  
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