



Solicitors & Estate Agents



Fixed Price

£235,000

5/15 Hawkhill Close

Easter Road | Edinburgh | EH7 6FD

A fantastic opportunity has arisen to acquire this impressive and well-presented third-floor flat, complete with secure underground parking and forming part of a well-maintained modern development. Ideally situated within the popular Easter Road district, the property is conveniently located close to an excellent range of local amenities and transport links, while Edinburgh's City Centre is easily accessible.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift Access
-  Secure Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

The accommodation briefly comprises a secure entry system, with both lift and stair access to all floors. A welcoming entrance hallway provides access to a useful storage cupboard, while the bright and spacious reception/ dining room enjoys direct access to a private balcony offering attractive open views towards the Firth of Forth and Fife. The stylish open-plan kitchen is fitted with a range of contemporary units, complemented by a breakfast bar and integrated appliances. The well-proportioned principal bedroom benefits from fitted wardrobes and an en-suite bathroom featuring a three-piece suite. A second generous double bedroom with mirrored fitted wardrobes, while a modern shower room completes the accommodation. Further benefits include gas central heating and double glazing throughout.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge/freezer and washing machine.

Gardens, Parking & Factor

The development is surrounded by beautifully kept communal grounds with secure parking at ground floor level and further unrestricted parking available within the development. Hacking & Paterson are the Factoring Agents to which a monthly fee of approx. £150 is payable for the upkeep of the communal grounds, lift maintenance, stair cleaning and includes block building insurance.

Viewing

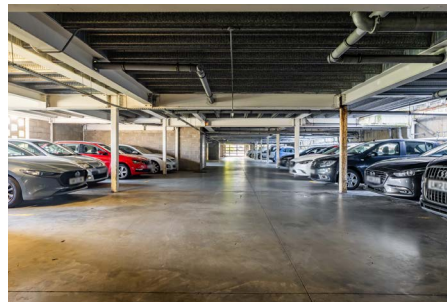
By appointment through Neilsons (0131 625 2222).





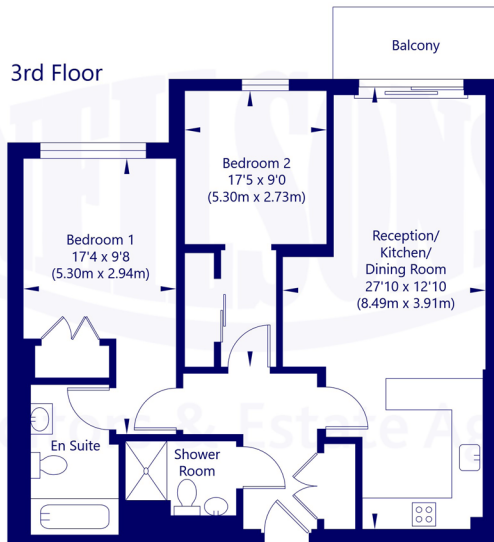
Location

The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre and surrounding areas and many of the Capital's renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthur's Seat and Craighentinny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the St James Shopping Centre and Ocean Terminal Shopping Centre which houses many high street stores, a multiscreen cinema and a large Pure Gym.





Approx. Gross Internal Floor Area 70 Sq M / 751 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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