



14/15 Hawkhill Close  
Edinburgh, EH7 6AL

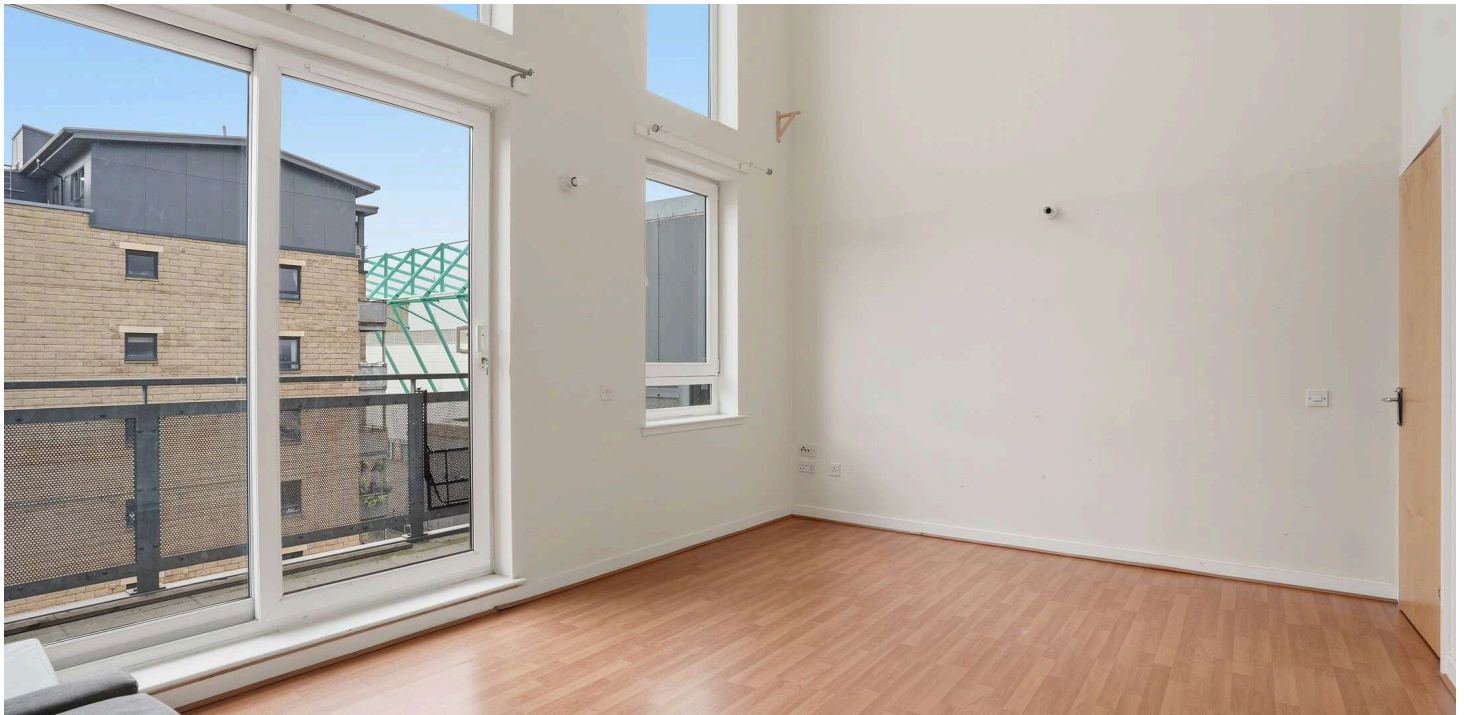
Double height living room with private balcony  
Views towards the Firth of Forth and Inchkeith Island  
Underground Residents car park  
No onward chain  
EPC: TBC  
Council tax band: D

A well-presented two-bedroom flat offering fabulous entertaining space with a private balcony. This property forms part of an established modern development in the popular district of Easter Road and enjoys stunning views towards the Firth of Forth and Inchkeith Island. The property benefits from generous living space with separate eat-in kitchen, lift access, a secure entry system, gas central heating and double glazing throughout, residents' car park in the undercroft of the building as well as free on street parking. The apartment would make an ideal home for a first-time-buyer, young professionals, or investor looking for a profitable buy-to-let opportunity.

The property comprises; Well-kept stairwell and lift leads to a welcoming spacious hallway with modern wooden floors and a large storage cupboard. Generously proportioned, bright living area includes access to private balcony. A well-equipped eat-in kitchen with base and wall-mounted units, electric oven, gas hobs, cooker hood, fridge freezer and washing machine. Large master bedroom with two built-in wardrobes and sizeable casement windows that allow a great amount of natural light to flood in. Modern en-suite with WC, wash basin, shower over bath and wall-mounted mirror. Second double bedroom with built-in double wardrobe with sliding doors. Second bathroom is complete with three-piece suite and wall-mounted mirror.

#### Location:

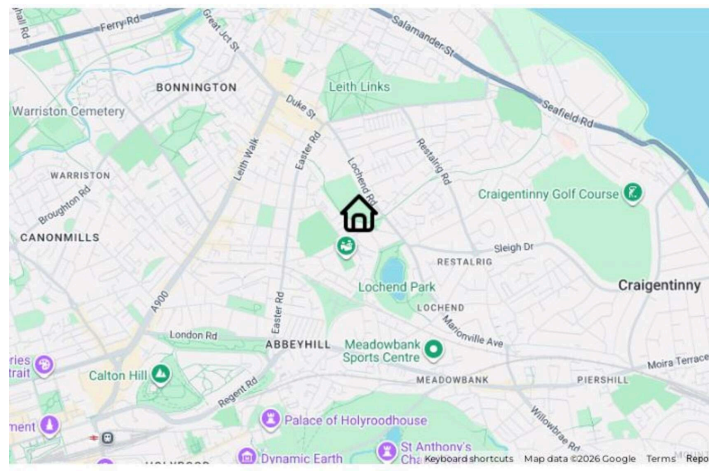
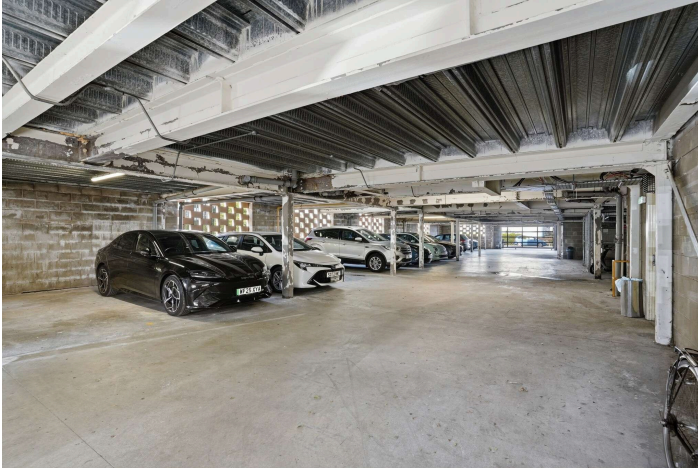
Tucked away behind bustling Easter Road, a vibrant array of cafes, bars, local shops and delis are all within comfortable walking distance from Hawkhill Close, as well being close to a Lidl and Tesco superstore. The Hibernian football stadium is nearby accompanied by a fantastic range of leisure facilities in the surrounding area including the brilliant multi-purpose sports facility Meadowbank Sports Centre and the delightful open green spaces of Restalrig Park, Leith Links, Holyrood Park and Arthurs Seat. The cosmopolitan Shore area of Leith is also a short stroll away and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym. There are excellent transport links with 24 hour bus services running throughout Edinburgh and surrounding areas, and tram that run from Newhaven, through the city centre, and to Edinburgh Airport. Waverley Train Station is also within easy reach, as well as fast road links from the A1 and adjoining City Bypass.

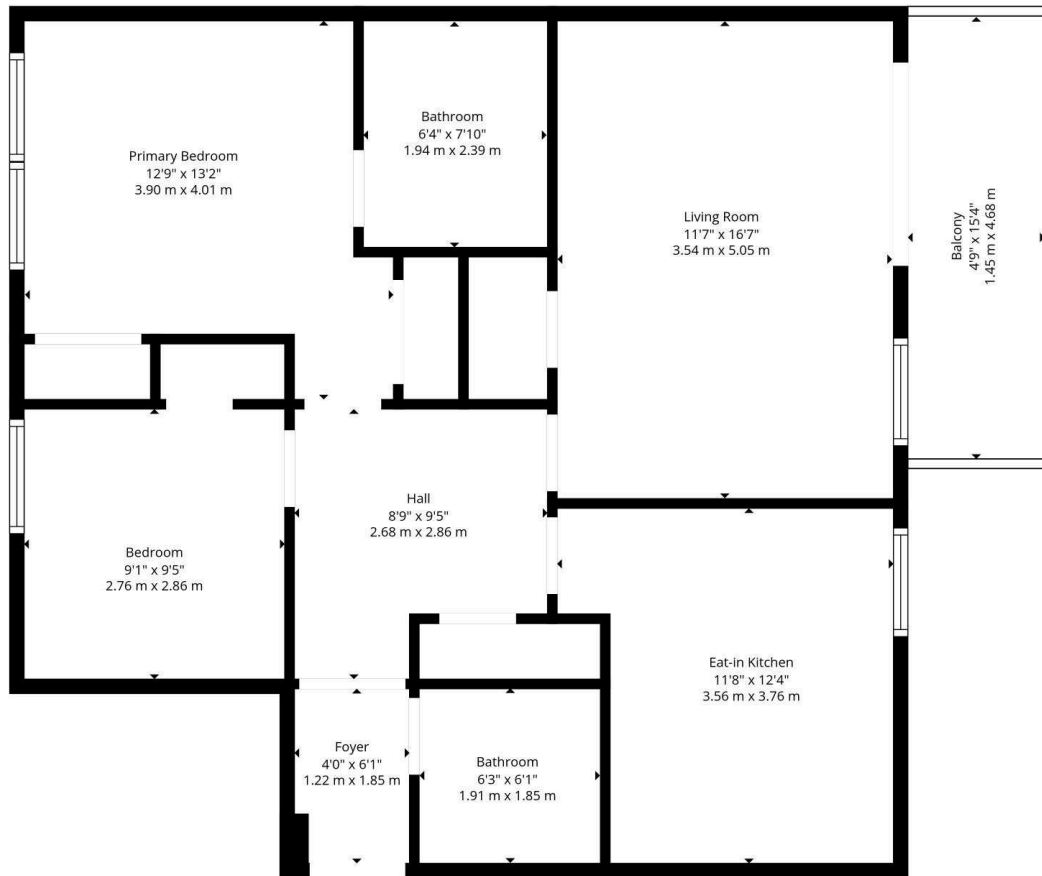












**Total: 823 sq. Ft, 76 m2**  
 1st Floor: 823 sq. Ft, 76 m2  
 Excluded Areas: Balcony: 73 sq. Ft, 7 M2, Walls: 60 sq. Ft, 6 m2

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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