

STERS[©]



18/2 HAWKHILL

LEITH, EDINBURGH, EH7 6LA

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

18/2 Hawhill is a beautifully presented ground floor flat forming part of a modern and well-maintained development. The property has been thoughtfully upgraded throughout and offers stylish, contemporary accommodation ideally suited to a range of buyers.

To the front of the property is a spacious sitting room filled with natural light, with ample space for both relaxing and dining. The modern kitchen has been finished to a high standard and provides excellent cupboard storage and generous worktop space, making it both practical and attractive for everyday living.

KEY FEATURES



A stylish and fully refurbished ground floor flat.



Two double bedrooms.



Shared gardens throughout development.



Allocated car parking space.



Within walking distance of Leith Links.



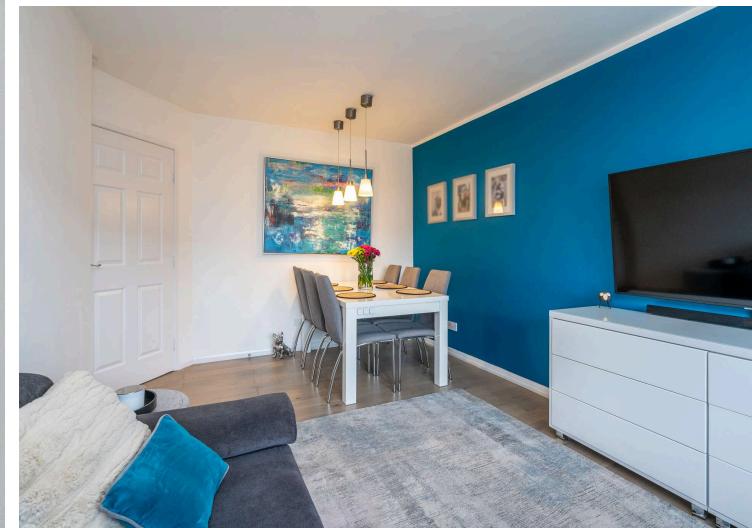
Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - D



There are two well-proportioned double bedrooms, each benefiting from built-in cupboard space, while the fully tiled family shower room features a sleek walk-in shower and contemporary fittings. Excellent storage is available throughout the flat, including a particularly large hall cupboard which is currently utilised as a useful utility space.

Externally, the property further benefits from an allocated parking space and beautifully kept communal grounds, enhancing the appeal of this superb home.





THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams. Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts.

The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars. Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Easter Road. Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre, to Waverley train station and onwards to Edinburgh Airport.

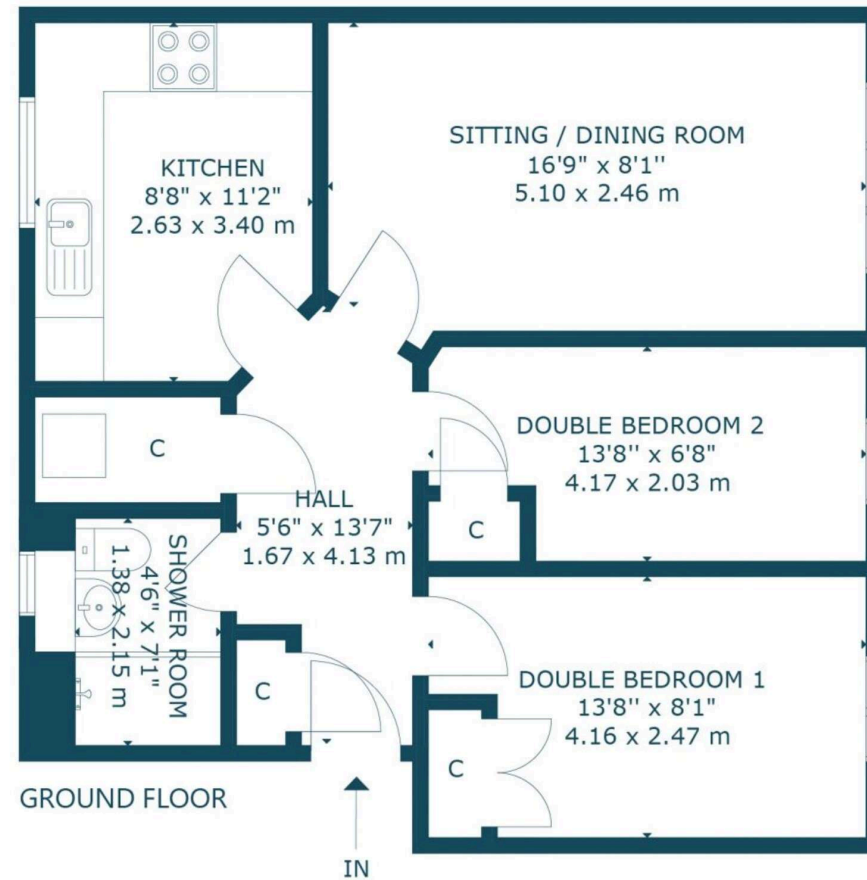


EXTRAS

The curtains, light fittings, shelving, blinds, fitted floor coverings and integrated appliances are included in the sale price. Items of furniture are available by separate negotiation.

The development is factored by James Gibb at a cost of approximately £70 per month.





18/2 HAWKHILL, EDINBURGH, EH7 6LA
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 620 SQ FT / 57 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.