

# 14/4 Hawkhill Close

LEITH, EDINBURGH, EH7 6AL



*Bright and spacious three-bedroom flat with private balcony and secure parking in the heart of Leith*



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McEwan Fraser Legal is delighted to present this spacious and modern three-bedroom flat, located within the sought-after Hawkhill Close development in Leith. Brought to market in excellent condition, the property makes an ideal home or a fantastic investment opportunity.

# THE LIVING AREA



Entering through the main door, you are welcomed into a bright hallway that sets the tone for the space throughout. To the right, you find the impressive open-plan kitchen and living area, flooded with natural light from large windows.



# THE KITCHEN



The kitchen is well-appointed with a fridge/freezer, gas hob, oven, washing machine, and freestanding dishwasher. Ample storage, complemented by a breakfast bar, makes this kitchen practical and stylish.

The adjoining living room offers generous space for a full suite of furniture, while direct access to a private balcony provides the perfect spot for relaxation.







Across the property, three well-proportioned double bedrooms all benefit from integrated storage, with the principal bedroom further enhanced by a sleek three-piece en-suite. A modern family shower room is conveniently located off the hallway, completing the internal accommodation.

## THE SHOWER ROOM





# BEDROOM 1



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the principal bedroom further enhanced  
by a sleek three-piece en-suite



# BEDROOM 2





# BEDROOM 3





Externally, residents can enjoy beautifully maintained communal gardens, as well as the added benefit of secure underground parking.

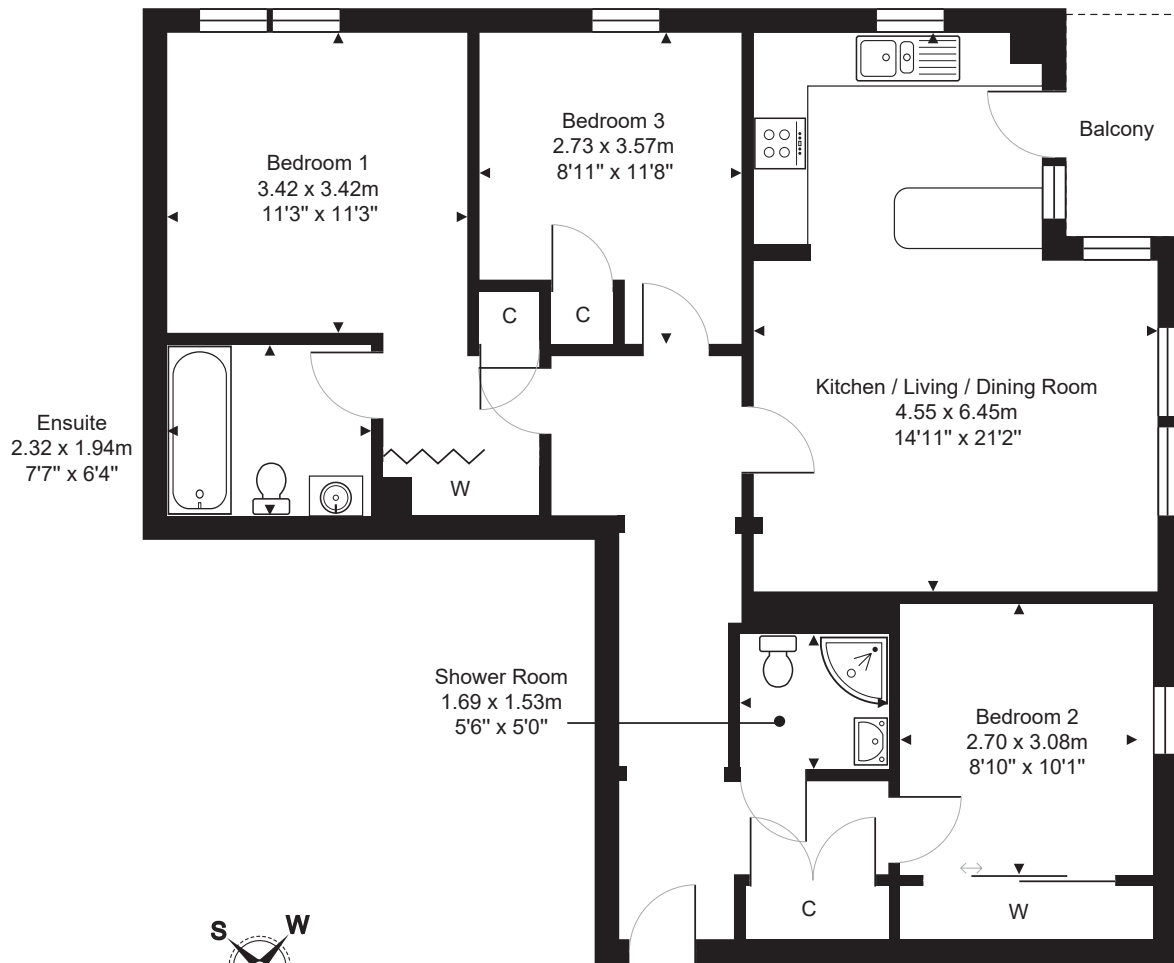
This property truly combines comfort, style, and convenience in one of Edinburgh's most vibrant locations.

# EXTERNALS



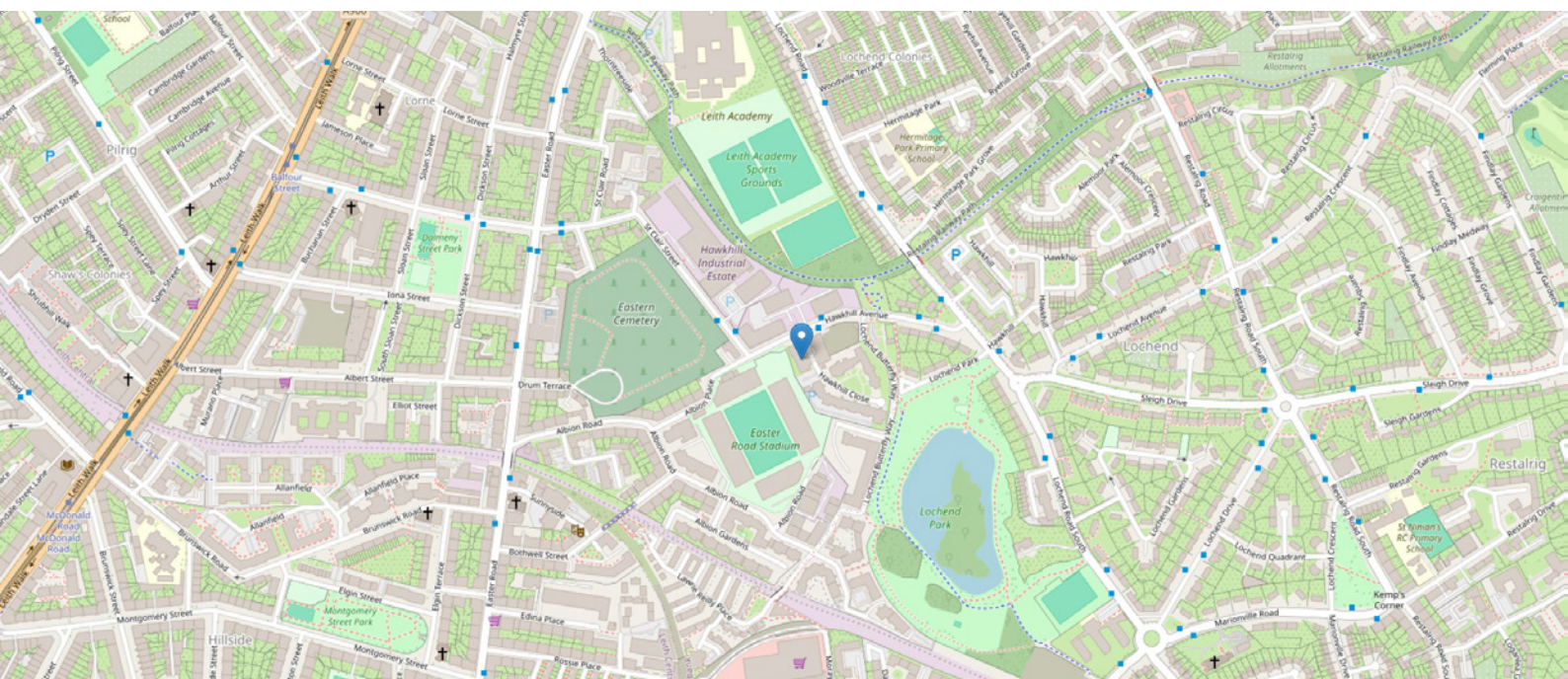


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup> | EPC Rating: B





# THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal, where further shops, restaurants and a cinema can be found.







Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright, lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. Leith also has its own Primary and Secondary schools, the Academy being a community high school.

From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city bypass.



**McEwan Fraser Legal**

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