



Leith

1/15 Hawkhill Close
EH7 6AB



Fifth Floor Flat - Buzzer 15

OFFERS OVER £230,000

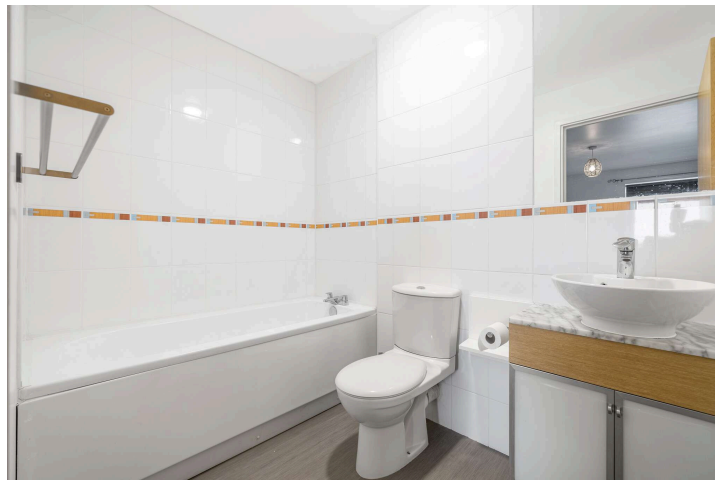
- Hallway with storage
- Open plan living room/kitchen
- Master bedroom with en-suite
- 2nd double bedroom
- Shower room
- Gas central heating
- Double glazing
- Underground parking
- Private balcony
- Ideal first time buy or investment flat
- Lift access in building



Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





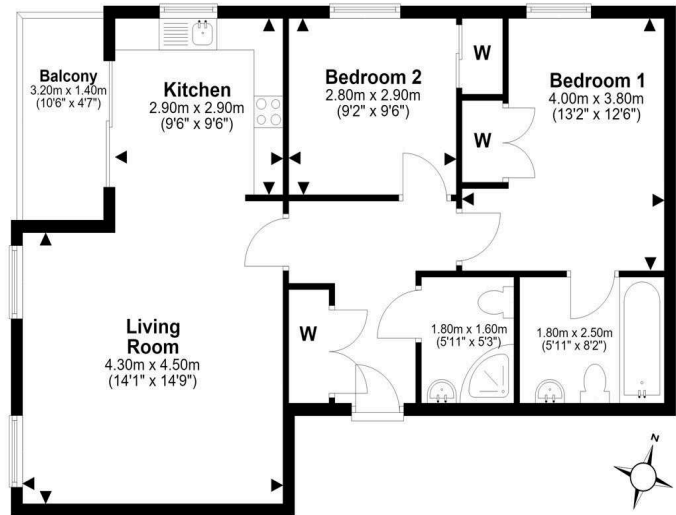




This modern fifth floor flat offers an excellent first-time purchase situated between Easter Road and Lochend Road. The area offers excellent local amenities, with a variety of shops, cafes, and restaurants along Easter Road and nearby Leith Walk. For larger retail needs, Meadowbank Retail Park with a Sainsbury's supermarket is within easy reach, and Ocean Terminal provides a range of shops, eateries, a multiscreen cinema, and a gym. Recreational facilities include with Lochend Park, Craighentenny Golf course and Meadowbank Sports Stadium.

Flat 15 can be found on the fifth floor and opens to a spacious hallway with built in storage cupboard and much of the accommodation off. The bright front facing living room/ kitchen features large windows allowing in plentiful natural light, and a balcony off which is ideal for alfresco dining. The kitchen area has base and wall units, integrated oven with gas hob, fridge freezer and a washing machine. The master bedroom enjoys a built-in double wardrobe and an ensuite off. The ensuite has tiled walls and comprises of a bath, WC, and a wash and basin within a vanity unit. The second double bedroom also benefits from a built-in mirrored wardrobe. Completing the accommodation is the tiled internal shower room with a WC, mains powered shower unit and a wash hand basin.

Additional benefits include gas central heating, double glazing, residents underground parking and unrestricted on street parking within the surrounding area.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

FACTOR - Hacking & Paterson
Verdant - North Reception, 2 Redheughs Rigg, South Gyle,
Edinburgh EH12 9DQ. Approx ~£400-500 per quarter

Note - ESW1 form can be found included at the back of the Home Report

EXTRAS
 To include the aforementioned white goods, curtains/blinds, and light fittings. All items of furniture are open to separate negotiation if wanted.

OFFERS
 Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.