



15/3 HAWKHILL CLOSE

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 and other local amenities. Leith is an established, independent community, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere.

The Shore, the 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. Easter Road is ideal for local speciality shops and is just a five-minute walk from the property. From here, it is a simple matter of a twenty-five minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route.

THE PROPERTY

New to the market is this bright and modern two-bedroom flat forming part of a sought after modern development in Edinburgh's Easter Road/Leith Area. Access to the property is gained via a communal stairway and lift.

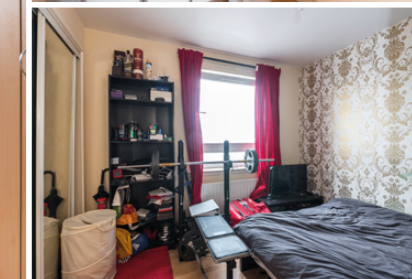
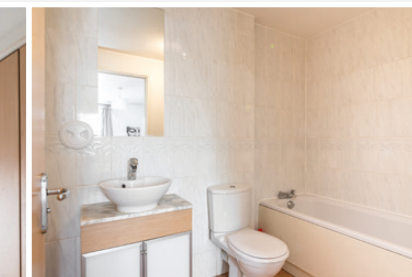
Internally the property is in excellent condition and has been well cared for by the current owner, briefly comprising an entrance hallway with secure entry phone system, storage, a bright open plan lounge/kitchen which has a modern feel boasting ample wall and base units and integrated appliances, from the lounge you will find access to a private balcony, which is accessed via sliding doors, two spacious double bedrooms with built-in wardrobes, the master bedroom being an en-suite, and to complete

the property you have a family white suite bathroom with shower, sink and WC.

Externally the property is set amongst well maintained landscaped garden grounds and the development further benefits from off street secure residents parking.

A full gas central heating system has been installed along with comprehensive double glazed window units which should help ensure a warm yet cost effective living environment.

Early viewing is recommended as the property will appeal to a variety of buyers including any city professional or premium Buy-to-Let investor.



A SPACIOUS & MODERN TWO BEDROOM DEVELOPMENT IN EDINBURGH'S EASTER ROAD AREA.



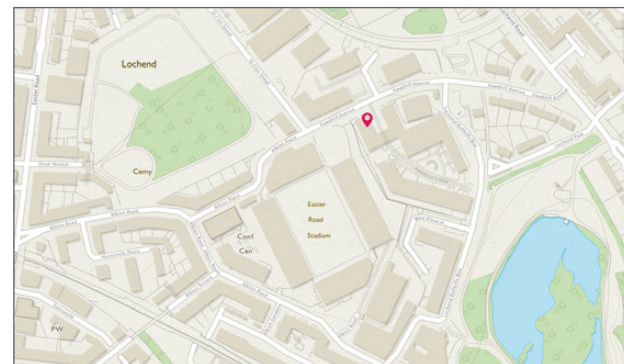


Approximate Dimensions
(Taken from the widest point)

Open Plan Living	7.69m (25'3") x 4.47m (14'8")
Bedroom 1	4.09m (13'5") x 3.84m (12'7")
En-suite	2.44m (8') x 1.77m (5'10")
Bedroom 2	2.88m (9'5") x 2.87m (9'5")
Shower Room	1.77m (5'10") x 1.61m (5'3")

Gross internal floor area (m²): 73m²

EPC Rating: C



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Text and description
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