




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

9/14 Hawkhill Close

EDINBURGH, EH7 6FG



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McEwan Fraser Legal are delighted to present this sunny, south facing fifth floor flat that occupies a prime position within a prestigious and modern development.

The property is situated within the popular residential area of Easter Road, which lies east of the City and close to the vibrant City Centre, Leith and the Shore areas. Within a 2 mile radius you have access to Princes Street, Ocean Terminal and Meadowbank Retail Park, providing a variety of retail outlets, supermarkets, cinema, eateries and bars. Easter Road has a wealth of amenities on offer, with an array of independent retailers, cafes and bistros, and leisure pursuits are well catered for with the Playhouse

Theatre and Omni Centre within easy reach. Meadowbank stadium fitness centre and the wide open spaces of Arthur's Seat, Calton Hill and Leith Links are also just a short distance away and are ideal for pleasant walks. Schooling is well catered for from nursery to secondary level and the area is also well served by regular buses which link to the city centre and surrounding areas. The location is ideal for the commuter as Waverley Railway Station, the A1, City By Pass and the national motorway network are all easily accessible.

The development itself benefits from attractive, well maintained mature communal landscaped gardens, and this

flat enjoys the added benefit of off street parking provided within a secure garage. The flat is entered from a well-kept communal stairwell via a security entry phone system and benefits from a lift and stairs to all floors.

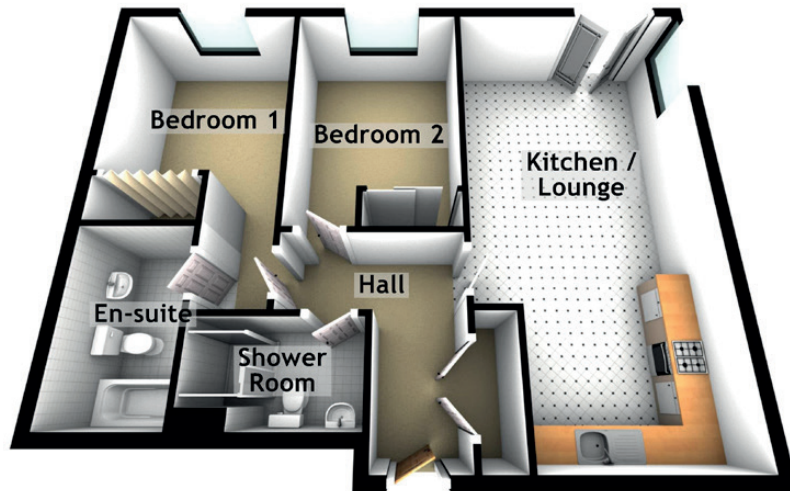
The property was recently renovated, including new floor and wall tiling, timber flooring and carpets etc. The property consists of a most impressive living room with dining area that is open plan to the kitchen, which is flooded with light thanks to internal opening patio doors and a window to the side of the property with stunning views overlooking Lochend Loch and Arthur's Seat. The kitchen is well proportioned, fully fitted with integrated

fridge-freezer, oven, washing machine, dishwasher, hob and hood. The master bedroom again with large window, features built in wardrobe space and an en-suite bathroom. The second double bedroom has built-in sliding wardrobes. The entrance hallway has recently installed timber flooring with a good sized storage cupboard. Finally, the property is completed with a partly tiled bathroom with white three-piece, modern suite.

A full gas central heating system has been installed and this along with comprehensive double glazed window units ensures a warm, yet cost-effective, living environment.

SPECIFICATIONS

FLOOR PLAN / LOCATION



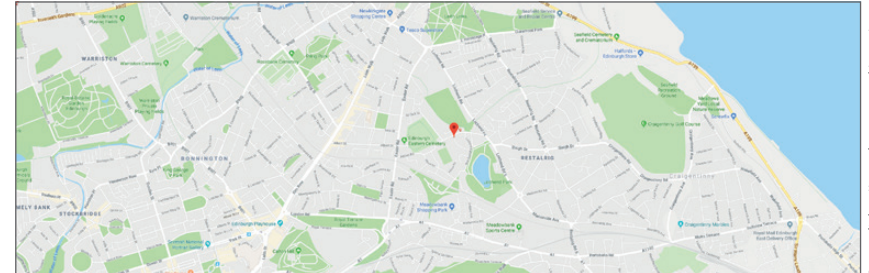
Approximate Dimensions (Taken from the widest point)

Kitchen / Lounge	7.30m (23'11") x 3.70m (12'2")
Bedroom 1	5.60m (18'3") x 3.00m (9'10")
En-Suite	2.85m (9'4") x 1.70m (5'7")
Bedroom 2	4.15m (13'7") x 2.70m (8'10")
Shower Room	1.50m (4'11") x 2.32m (7'7")

Gross internal floor area (m²) : 68m²

EPC Rating : B

Extras (Included in the sale) : All fitted carpets and floor coverings, white appliances. Other items may be available through separate negotiation.




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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
SCOTT CAMERON
Surveyor



Professional photography
LEIGH ROLLO
Photographer



Layout graphics and design
EAMONN MULLANE
Designer