



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Flat 11, 7 Hawkhill Close**

EASTER ROAD, EDINBURGH, EH7 6FE





## EASTER ROAD

### EDINBURGH, EH7 6FE

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Situated in the eastern quarter of the capital, Easter Road is a popular choice for young professionals owing to its fantastic amenities and proximity to the city centre. Famed as the home of Hibernian Football Club, the area also enjoys beautiful views southwards towards Salisbury Crags and Arthur's Seat.

A bustling thoroughfare, Easter Road itself is lined with an array of local shops, artisan cafes and businesses, while nearby Meadowbank Retail Park caters for a plethora of needs, with outlets including a Sainsbury's supermarket and a TK Maxx. With its diverse blend of traditional pubs, trendy bars and restaurants, residents of Easter Road have a vibrant social scene right on their doorstep.

And just a short walk away in neighbouring Leith, The Shore district is packed with fashionable bars and eateries, including two Michelin-star restaurants. For a taste of the great outdoors, local parks and green spaces include Lochend Park, Leith Links and Holyrood Park, or for more rigorous exercise, Leith Victoria Swim Centre offers diverse fitness facilities.

Easter Road is in the catchment area for Leith Walk Primary School and Drummond Community High School. The area is also served by excellent public transport including regular bus links across the city, and also allows easy access to the A1, Edinburgh City Bypass and the M8/M9 motorway network.

# FLAT 11, 7

## HAWKHILL CLOSE

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McEwan Fraser Legal is delighted to present this stylish modern two double bedroom apartment with balcony. The property has been upgraded far beyond the builders original specification and is presented to the market in fantastic internal order. The property further benefits from a secure entry system, lift access and secure car park. The is a lovely apartment and would make a fantastic first time buy or sound buy to let investment.

Accommodation is focused towards a generous open plan kitchen reception. Naturally bright due to the patio doors which open to the balcony, there is ample floor space for a large suite and a dining table. The kitchen is tucked away around the corner and comprises a good range of base and wall mounted units with plenty of prep and storage space. Dishwasher, gas hob, electric oven and fridge freezer are integrated. There are two well proportioned double bedrooms. The larger of the two bedrooms benefits from large integrated wardrobes and full en suite bathroom. The second bedroom also includes integrated wardrobes. Finally, the internal hallway gives access the modern shower room and includes integrated storage to help with day to day clutter.

Internal viewing is highly recommended.





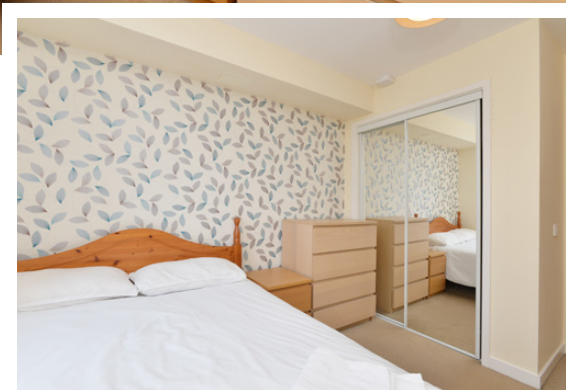




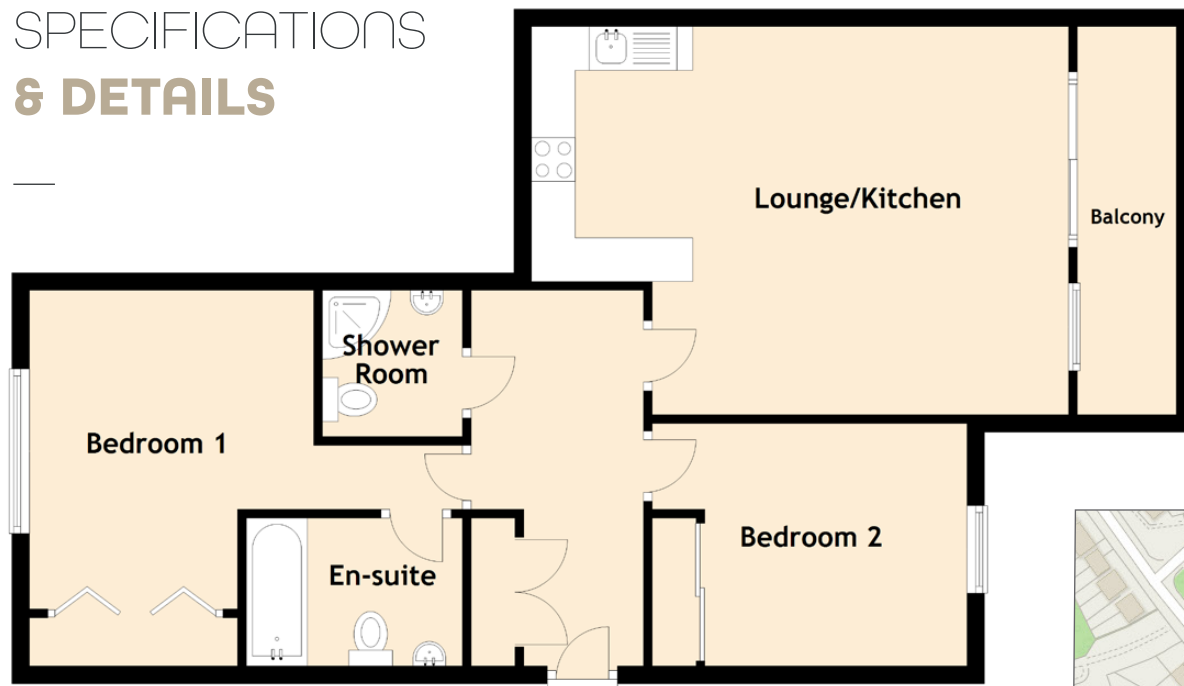




“... STYLISH MODERN  
TWO DOUBLE  
BEDROOM APARTMENT  
WITH BALCONY ...”



# SPECIFICATIONS & DETAILS

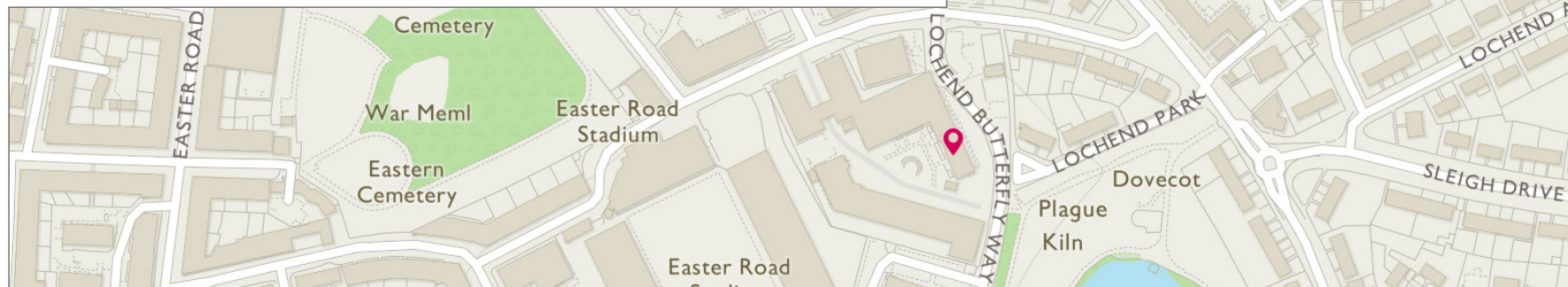


Approximate Dimensions  
(Taken from the widest point)

|                |                               |
|----------------|-------------------------------|
| Lounge/Kitchen | 6.14m (20'2") x 4.43m (14'6") |
| Bedroom 1      | 5.21m (17'1") x 4.18m (13'9") |
| En-suite       | 2.47m (8'1") x 1.69m (5'7")   |
| Bedroom 2      | 3.60m (11'10") x 2.77m (9'1") |
| Shower Room    | 1.67m (5'6") x 1.60m (5'3")   |

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>

EPC Rating: B







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