

# 13/1 Hawkhill Close

EASTER ROAD, EDINBURGH, EH7 6FH



*This superb modern apartment in Hawkhill Close is in a sought-after development set back from Easter Road*



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McEwan Fraser is delighted to present this superb modern apartment in Hawkhill Close, a sought-after development set back from Easter Road. The property is situated on the first floor and accommodation includes two generous double bedrooms with an en-suite bathroom to the master, a spacious open-plan kitchen/living room with a balcony, a shower room, and a central hallway with integrated storage. Further benefits include gas central heating with the boiler recently fitted 18 months ago and 10 years still on manufacturer warranty, double glazing, a home alarm system built-in throughout the flat, a secure entry system, a secure car park at ground-floor level, and lift access. This apartment is in walk-in condition and would make an ideal first-time buy or sound buy-to-let investment.

# THE KITCHEN /LIVING ROOM

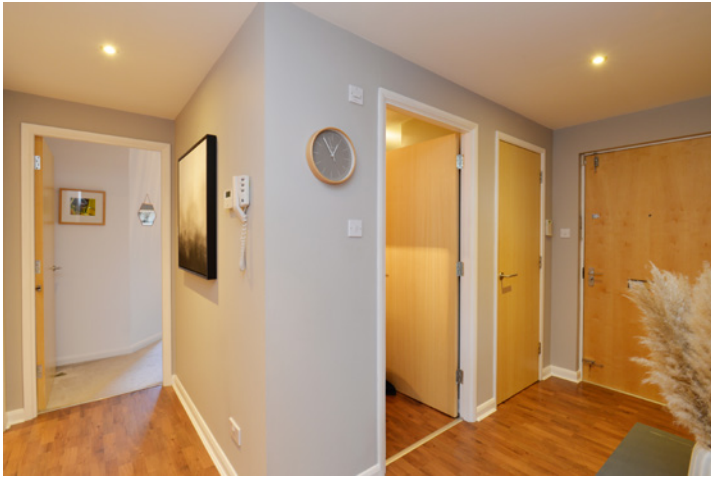


The accommodation is focused on the generous kitchen/living room. With a dual aspect and patio doors opening on the balcony, this room is bathed in natural light and it has plenty of space for a variety of different furniture arrangements. The proportions will give a new owner plenty of flexibility to create their ideal entertaining space. To one side, the kitchen is comprised of a full range of base and wall-mounted units which afford plenty of prep and storage space for the aspiring chef. Gas hob, electric oven, extractor hood, fridge freezer, and washer/dryer are all integrated.









Bedroom one is a bright and spacious double bedroom with a triple integrated wardrobe and plenty of space for a full suite of bedroom furniture. The attached en-suite bathroom has a window for additional ventilation and natural light. Bedroom two is a further ample double bedroom that also enjoys integrated wardrobes.

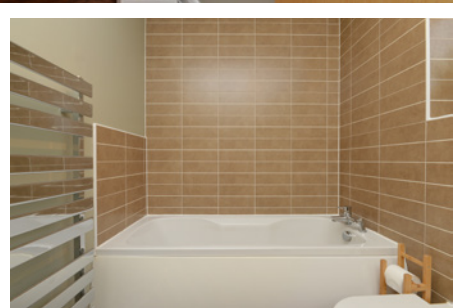
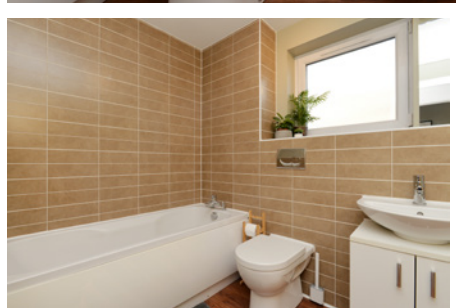
The internal accommodation is completed by a shower room which is accessed from the central hallway. Partially tiled and finished with a white suite, the shower room has a large built-in shower cubicle that runs from the mains.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





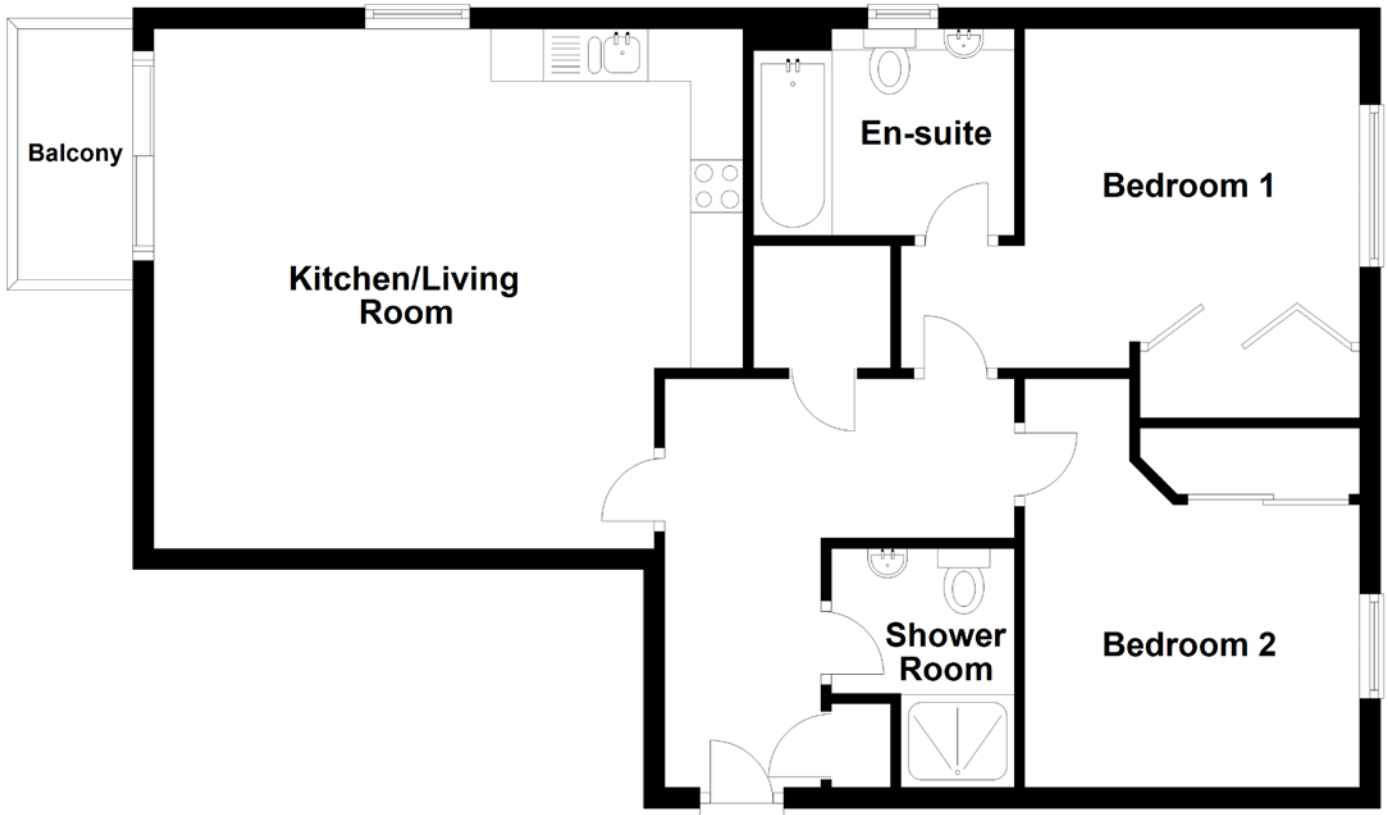
Externally, the property has communal grounds which are well maintained by the factors. In addition to the secure car park, there is unrestricted street parking in the development and on surrounding streets for visitors.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

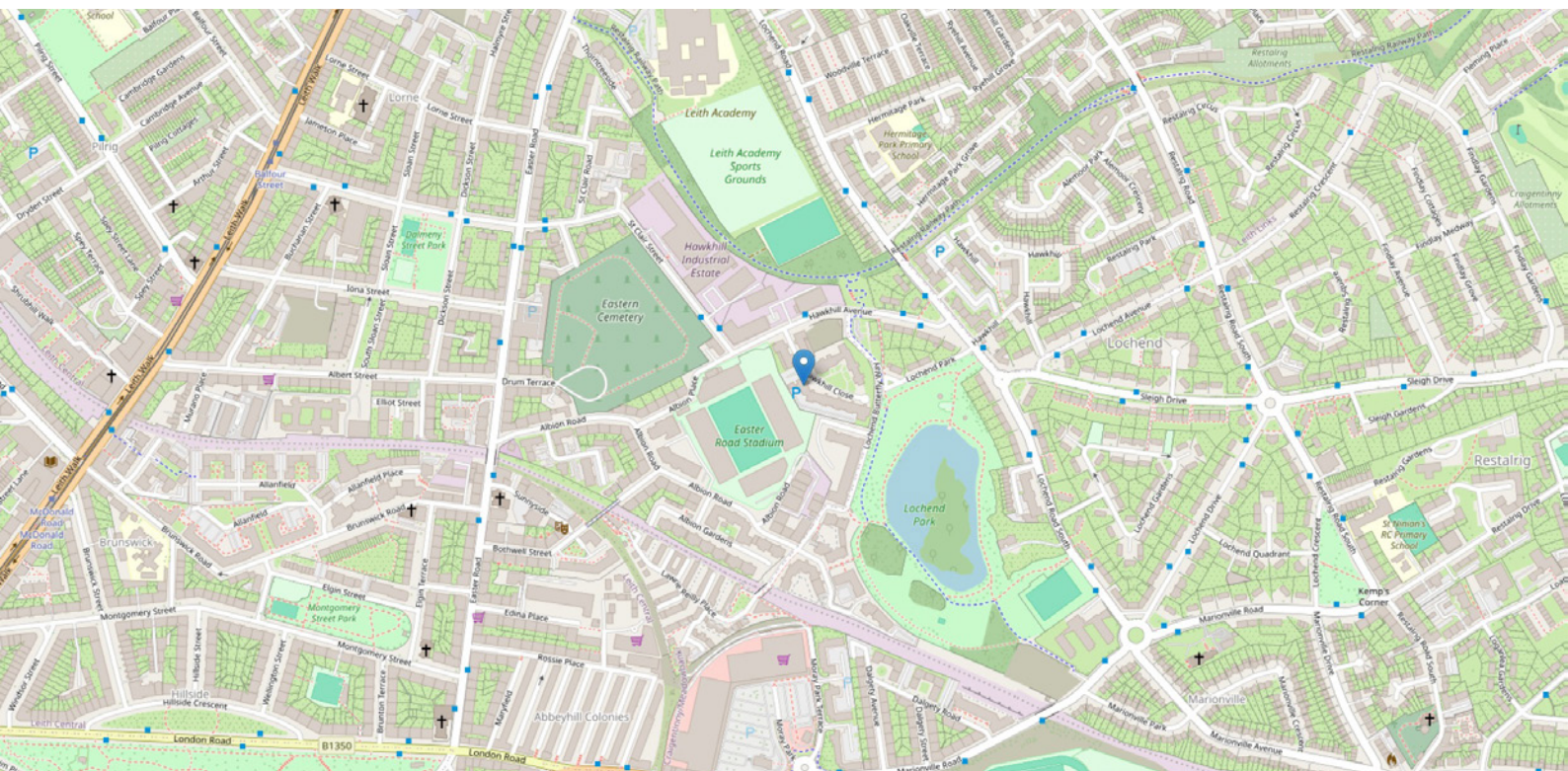


Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room 5.63m (18'6") x 4.96m (16'3")  
 Bedroom 1 4.38m (14'4") x 3.24m (10'7")  
 En-suite 2.49m (8'2") x 1.97m (6'6")

Bedroom 2 3.20m (10'6") x 2.00m (6'7")  
 Shower Room 2.28m (7'6") x 1.75m (5'9")

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup>  
 EPC Rating: C





# THE LOCATION

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.



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