

# Flat 15, 11 Hawkhill Close

EDINBURGH, EH7 6FG



BEAUTIFULLY PRESENTED TWO-BEDROOM FIFTH-FLOOR APARTMENT



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McEwan Fraser is delighted to present this superb fifth-floor apartment, forming part of the sought-after modern development at Hawkhill Close.

Beautifully presented throughout and flooded with natural light, this impressive two-bedroom home offers spacious contemporary living, enhanced by a desirable south-facing balcony and private parking. Ideal for first-time buyers, professionals, downsizers, or investors, early viewing is highly recommended.

The welcoming entrance hall creates an excellent first impression and features a generous storage cupboard, providing valuable everyday practicality. The heart of the home is the stunning open-plan living, dining, and kitchen area, a bright and versatile space designed for modern lifestyles. This well-proportioned space comfortably accommodates both relaxing and entertaining, with ample room for a substantial seating area and dining furniture.

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The stylish kitchen is thoughtfully fitted with a range of base and wall-mounted units that offer excellent storage and workspace. Integrated appliances include a gas hob, an electric oven, extractor hood, a fridge/freezer, and a washing machine, ensuring a sleek and functional finish.





A patio door opens directly onto the attractive south-facing balcony, creating a wonderful extension of the living space. With room for a bistro table and chairs, it provides the perfect spot for morning coffee, al fresco dining, or simply enjoying the sunshine throughout the day.





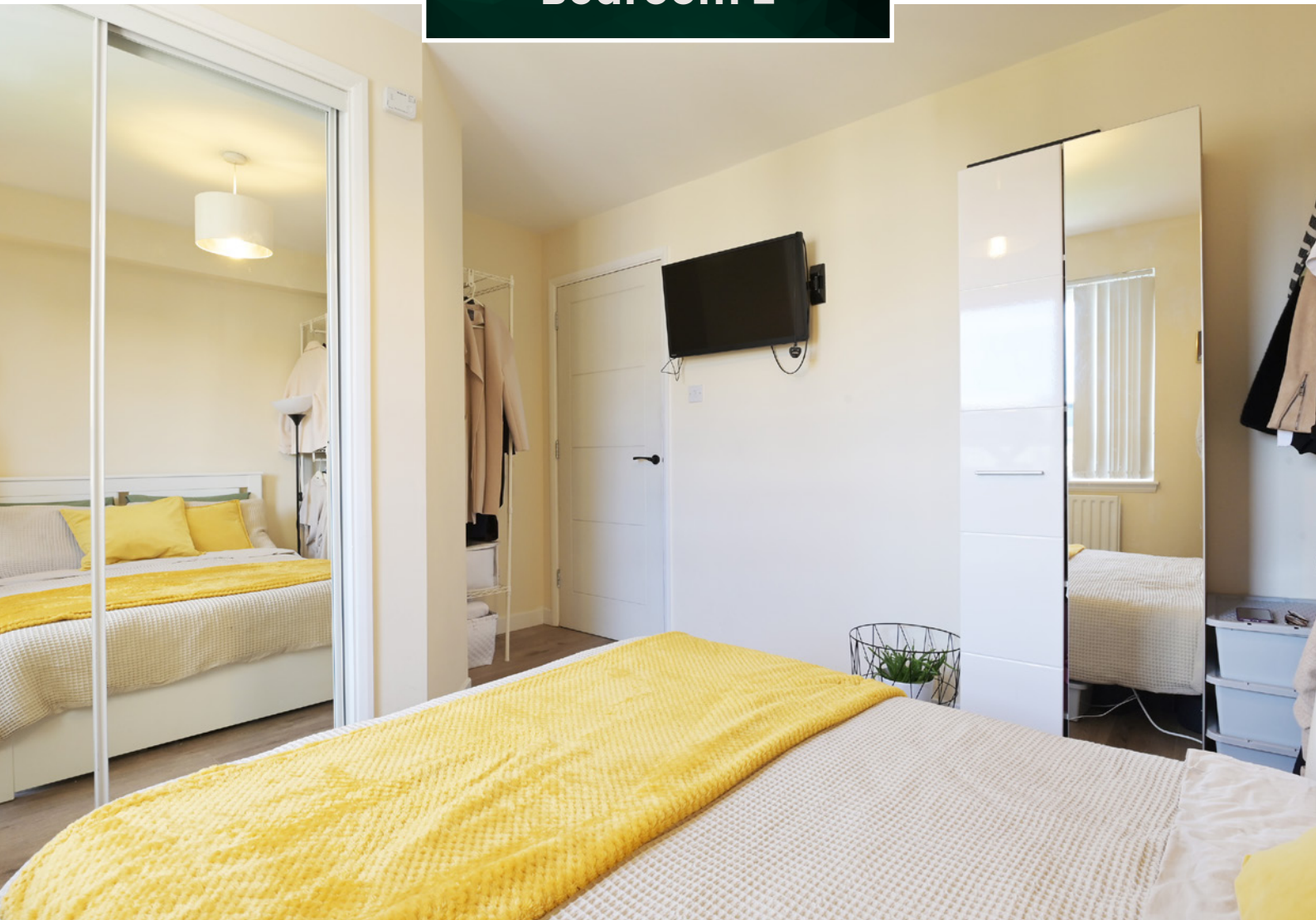
The accommodation continues with two generously sized double bedrooms, both presented to a high standard and benefiting from built-in wardrobes. The principal bedroom enjoys the added luxury of a private en-suite bathroom, fitted with a bath, WC, and wash hand basin.







**Bedroom 2**

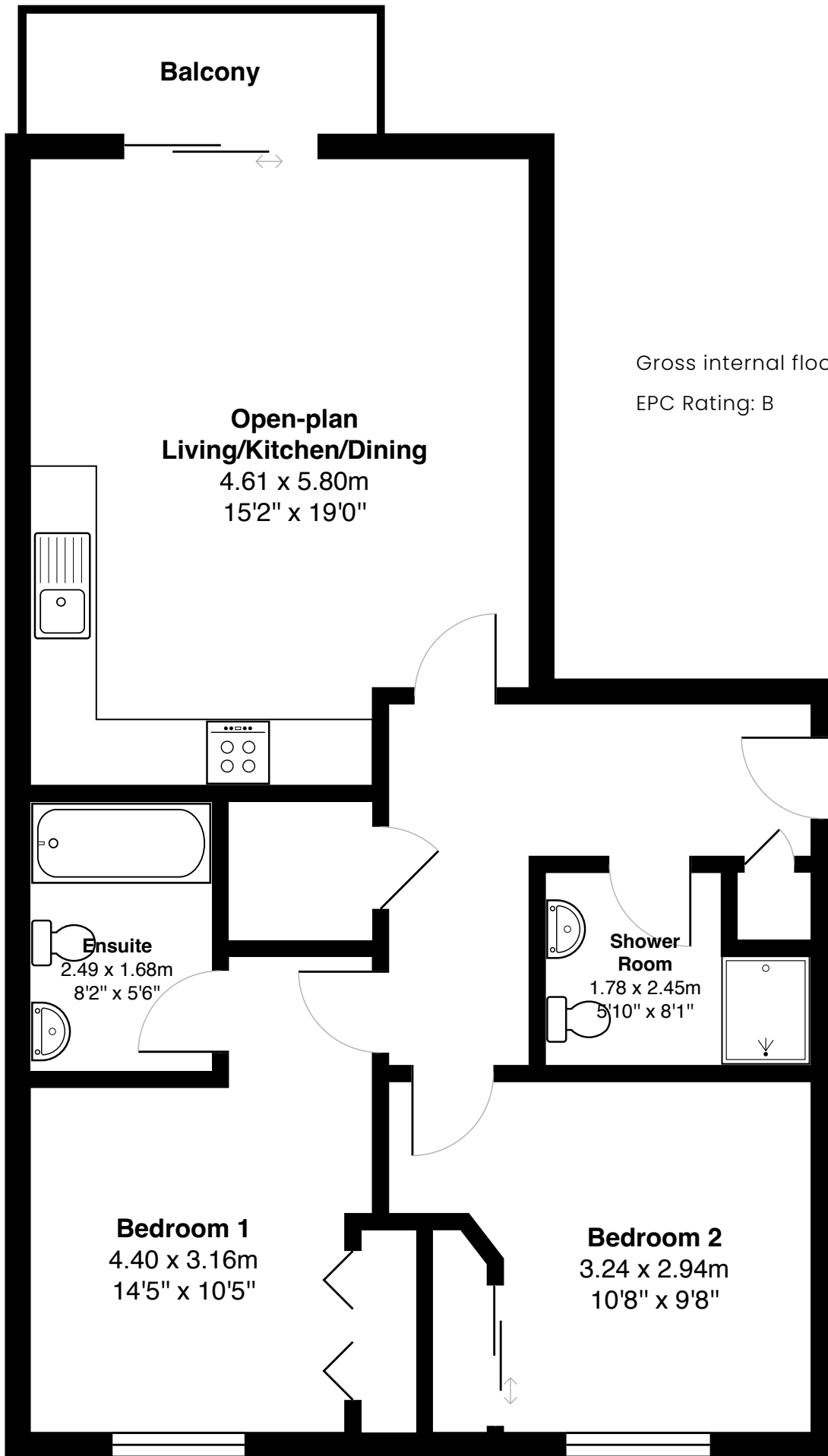




A contemporary shower room, featuring a large walk-in shower, WC, and wash hand basin, serves the remainder of the property and completes the internal accommodation.







Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup>

EPC Rating: B

Further benefits include private residents' parking, well-maintained communal grounds, gas central heating, and double glazing throughout, ensuring comfort, efficiency, and convenience year-round.

This is an excellent opportunity to acquire a stylish and well-maintained apartment within a popular residential development, offering bright, spacious accommodation in move-in condition.





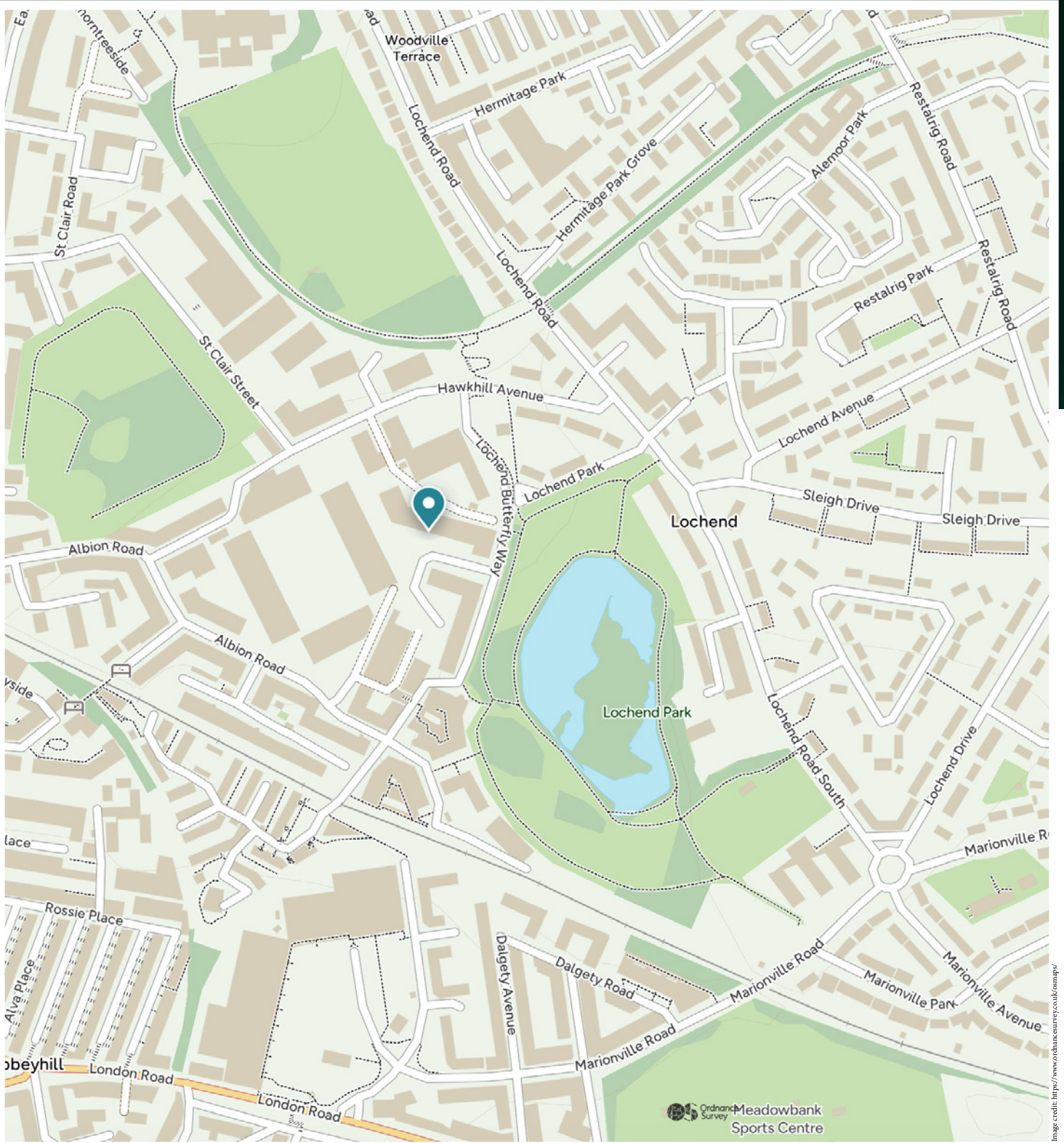
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Situated on the sought-after Hawkhill Close, just off vibrant Easter Road, this property occupies an excellent position within one of Edinburgh's most connected and dynamic neighbourhoods. Popular with young professionals and first-time buyers, the area offers outstanding independent cafés, artisan bakeries, trendy bars, restaurants, and local shops on the doorstep. The fashionable districts of Leith and the city centre are within easy reach, providing abundant social, cultural, and leisure attractions. Residents can explore the Shore's renowned waterfront dining, catch a show at the Playhouse, or meet friends in nearby coffee shops and gastropubs.

For those with an active lifestyle, Holyrood Park and Arthur's Seat are close by, while Meadowbank Sports Centre offers excellent fitness facilities. The area is exceptionally well served by regular bus routes and cycle paths, making commuting straightforward, with Waverley Station and Edinburgh's commercial centre easily accessible. Combining a lively urban atmosphere with excellent amenities and connectivity, Hawkhill Close represents an ideal base for contemporary city living.

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## The Location



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