

# Flat 7,5 Hawkhill Close

LEITH, EDINBURGH, EH7 6FD



*SPACIOUS TWO  
BEDROOM FLAT*



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McEwan Fraser Legal is delighted to present this spacious two bedroom flat, situated in the modern Hawkhill development.

Inside, the property comprises of a generous open-plan kitchen/living room that is flooded with natural light and has access to a balcony. The kitchen area has a full range of base and wall-mounted units. There is plenty of prep and storage space alongside integrated appliances. There are two double bedrooms. Both of which benefit from integrated wardrobes and the master bedroom has an en-suite bathroom. There are two sets of facilities in the flat from the main shower room which is accessed via the hallway and the en-suite bathroom. Both of which are modern and in excellent order.

In addition to this, the property includes residents parking, gas central heating and double glazed windows, making for a warm and cost effective home, year round.

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**Bedroom 1**





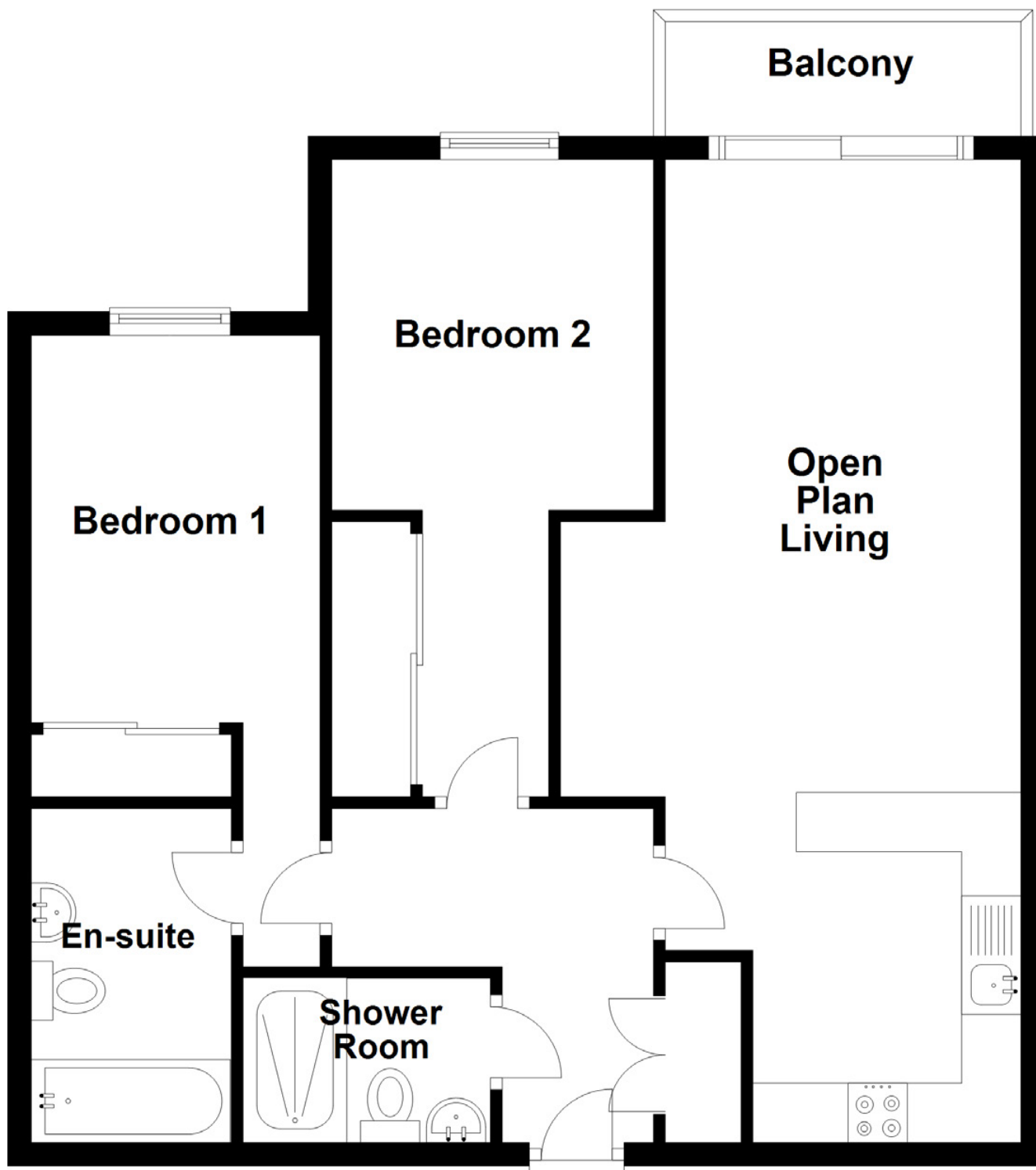
**Bedroom 2**











Approximate Dimensions

(Taken from the widest point)

Open Plan Living	8.30m (27'3") x 3.89m (12'9")	En-suite	2.82m (9'3") x 1.69m (5'6")
Bedroom 1	5.33m (17'6") x 2.44m (8')		
Bedroom 2	5.38m (17'8") x 2.72m (8'11")	Gross internal floor area (m <sup>2</sup> ): 74m <sup>2</sup>	
Shower Room	2.09m (6'10") x 1.39m (4'7")	EPC Rating: B	





## LOCHEND PARK

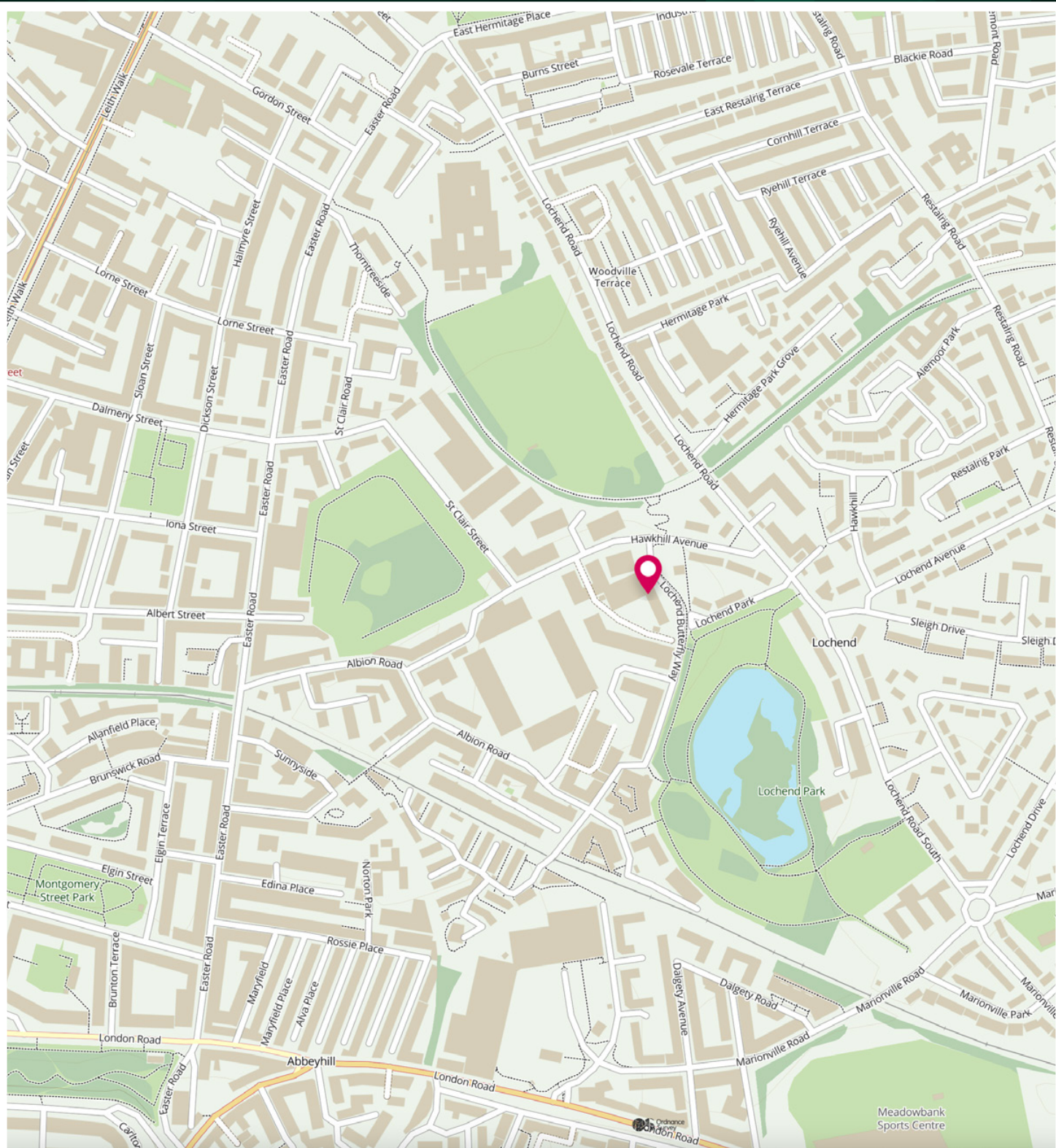
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Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare. There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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