

2/13 Hawkhill Close

LOCHEND, EDINBURGH, EH7 6AB



IMMACULATE THREE BEDROOM FOURTH FLOOR APARTMENT WITH BALCONY



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McEwan Fraser Legal is delighted to present this immaculately presented three-bedroom, fourth-floor apartment offers bright, contemporary living with spectacular views across the Firth of Forth towards Fife.

The property is beautifully maintained and presented in true walk-in condition, making it an ideal purchase for a wide range of buyers. The heart of the home is the exceptionally spacious open plan kitchen and living room, creating a fantastic environment for both everyday living and entertaining. Large windows flood the space with natural light, while direct access to the private balcony allows residents to fully enjoy the impressive outlook across the water.

The Property





The modern kitchen is well laid out with ample worktop space and storage, seamlessly connecting to the generous living area, which easily accommodates both lounge and dining furniture.





The accommodation further comprises three well-proportioned bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. The remaining bedrooms are flexible in use and are served by a contemporary family bathroom.







Bedroom 2





Bedroom 3

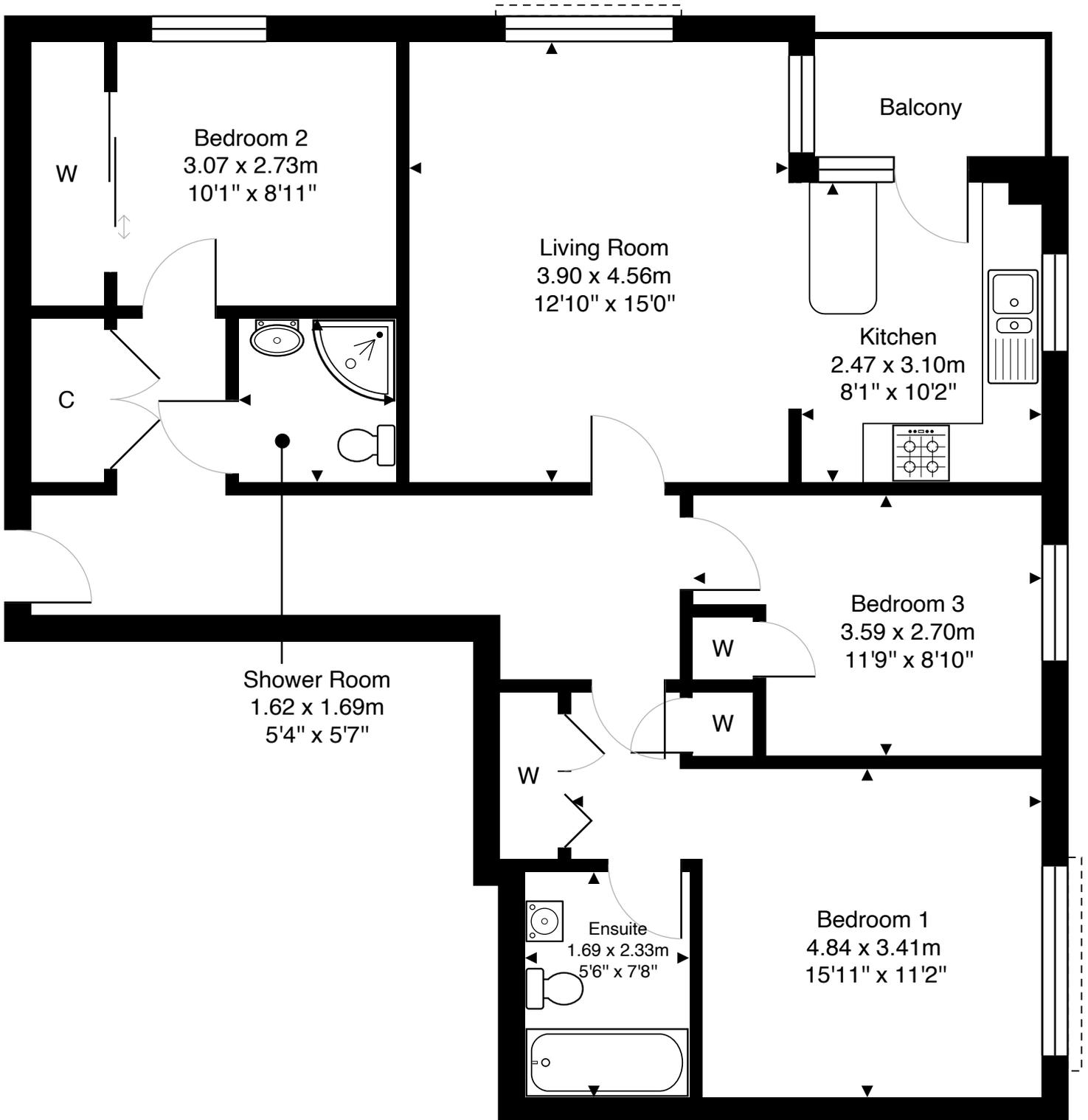




The fourth-floor position ensures elevated views and excellent natural light throughout, while the development itself is well-maintained and ideally located for easy access to local amenities, transport links and the vibrant waterfront area nearby.

This superb apartment offers spacious, modern living in immaculate order, combined with truly outstanding views, making it a fantastic opportunity in a sought-after location.





Gross internal floor area (m²): 86m²

EPC Rating: B

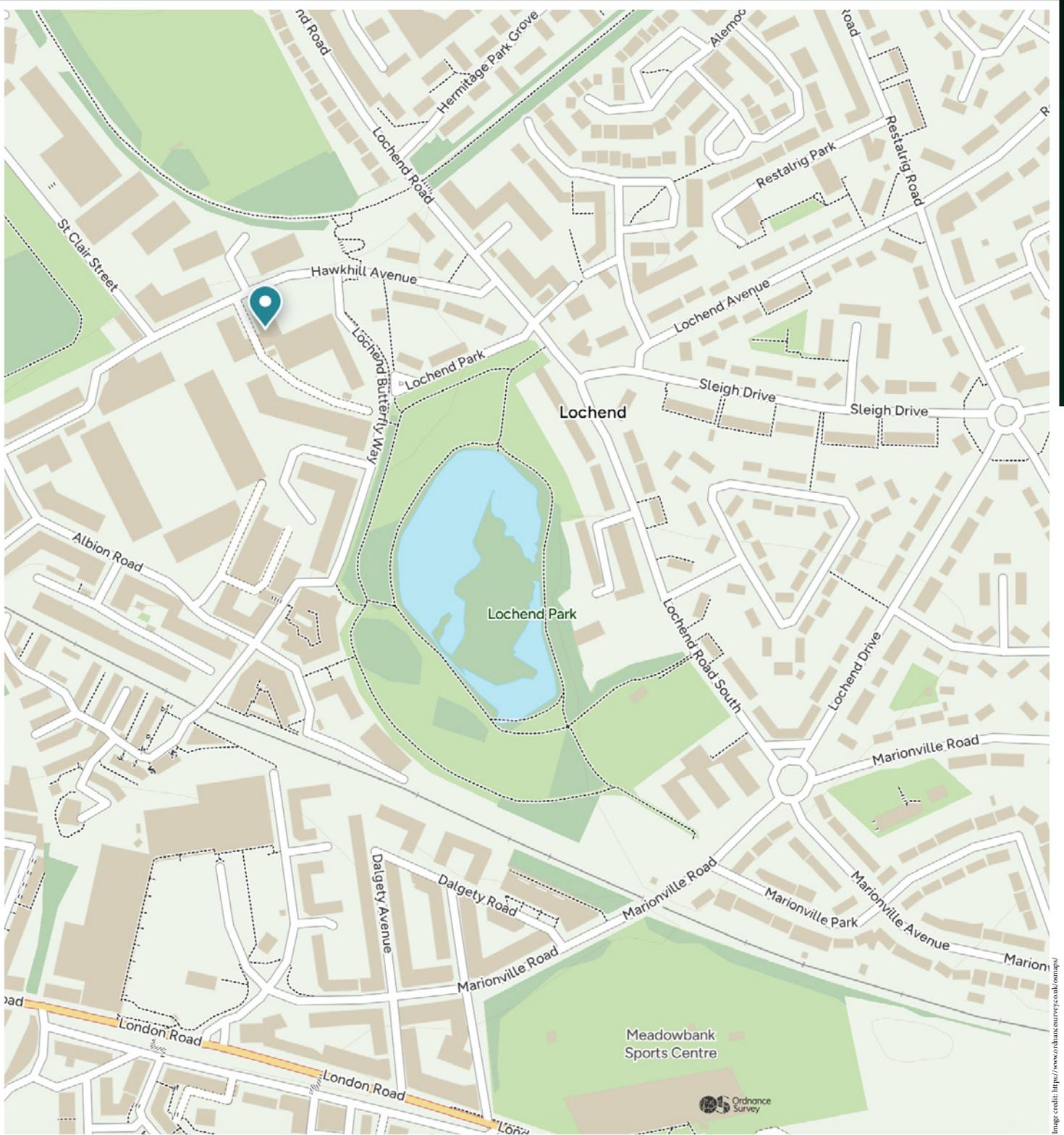
Floor Plan



This property is located in the ever popular Lochend area of Edinburgh, which lies to the East of the city centre and is well positioned to take advantage of an excellent choice of shopping outlets in the vicinity, supported by the usual banks and postal services.

Leisure facilities on offer are excellent and include a choice of bars, restaurants and takeaways. For the more energetic Meadowbank Sports Centre is also within easy reach. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
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