

Flat 10, 4 Hawkhill Close

EDINBURGH, EH7 6FD



*Spacious One Bedroom Flat In
Edinburgh's Popular Easter Road Area*



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McEwan Fraser Legal is delighted to present this one-bedroom flat in the Easter Road area of Edinburgh. The property is in walk-in condition.

THE LOUNGE



Inside, the property comprises of:

- Spacious lounge which is bright and spacious with access to the private balcony.
- Fully equipped kitchen with four ring gas hob, fan oven and fully-integrated white good appliances.

THE BALCONY



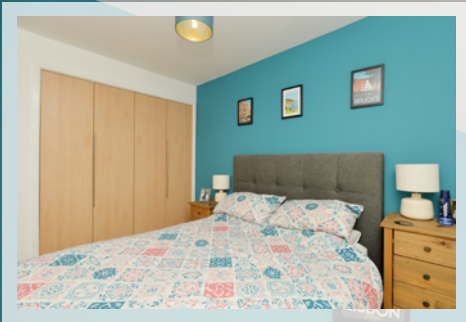
THE KITCHEN





- One bedroom that is spacious with built-in wardrobes.
- Main bathroom has undergone full modernisation benefiting from being partially tiled. This three-piece bath suite has a shower over the bath to accommodate all.

THE BEDROOM



THE BATHROOM

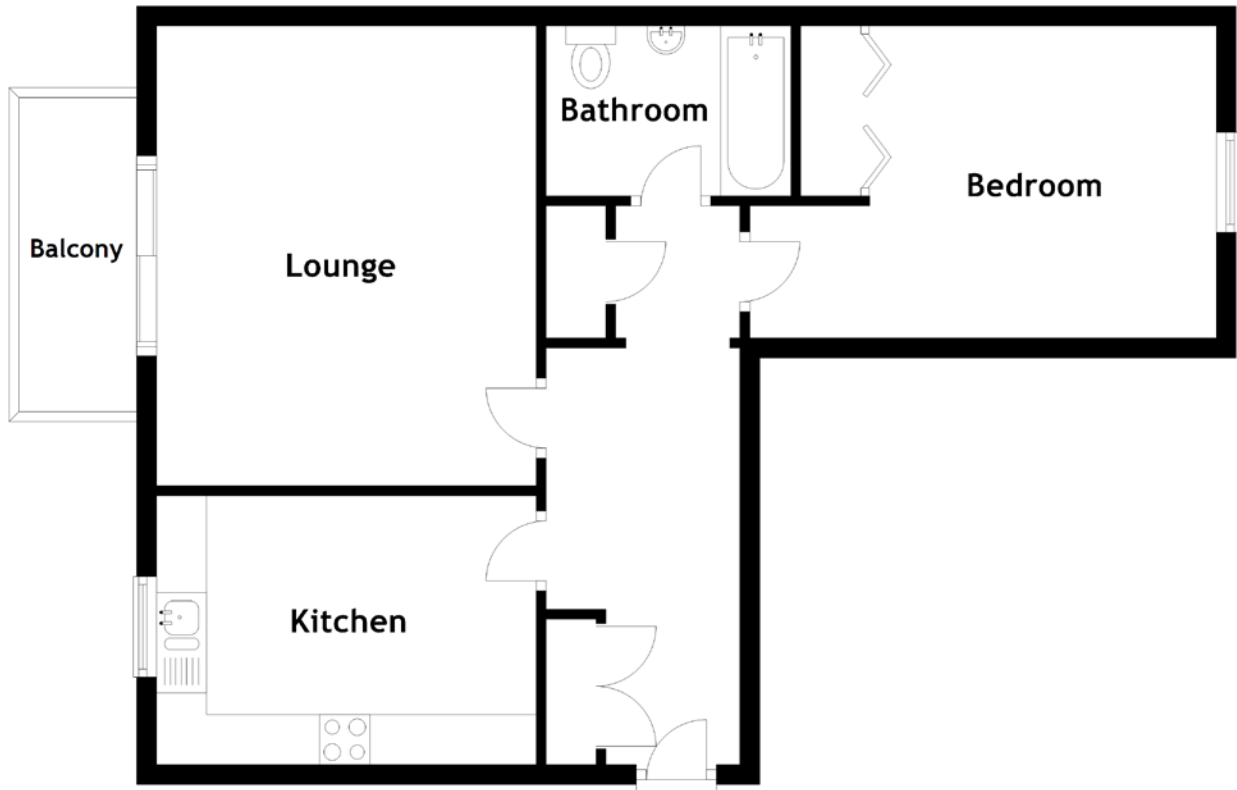


In addition to this, the property benefits from gas central heating, full double glazing making for a warm and cost-effective home, year-round. For those who have a car, there is underground secure parking for residents and free on-street parking for visitors.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

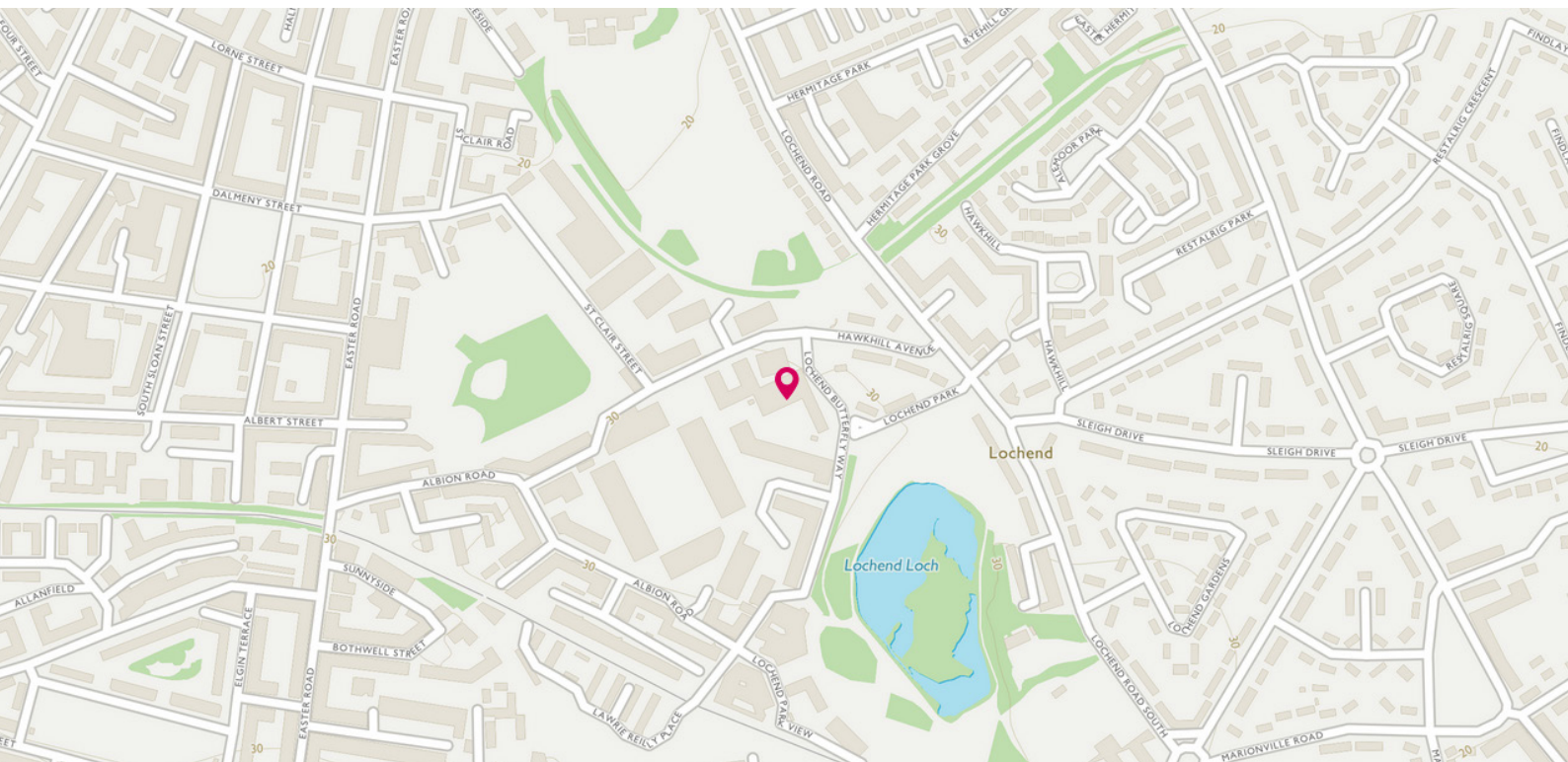


Approximate Dimensions (Taken from the widest point)

Lounge 4.60m (15'1") x 3.80m (12'6")
 Balcony 3.14m (10'4") x 1.28m (4'2")
 Kitchen 3.80m (12'6") x 2.69m (8'10")

Bedroom 4.67m (15'4") x 3.12m (10'3")
 Bathroom 2.45m (8') x 1.70m (5'7")

Gross internal floor area (m²): 57m²
 EPC Rating: C



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies, and Post Office. A 10-15 minute walk will take you to Ocean Terminal where further shops, restaurants, and cinema can be found with a 10 minute walk to Edinburgh's new St James Centre and the city centre.





Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

It is worth noting that in the near future the Edinburgh Tram will pass by this development which will connect the property with the city and further afield to Edinburgh's busy Airport. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City Bypass.



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