

Flat 16,5 Hawkhill Close

EDINBURGH, EH7 6FD



*Spacious Three Bedroom Flat In
Easter Road with Sea Views*



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McEwan Fraser Legal is delighted to present this three-bedroom flat in Easter Road. The property is in walk-in condition having been well looked after by the current owner.

THE LOUNGE/DINING ROOM



Inside, the property comprises of:

- Spacious lounge/dining room with access to the private balcony.
- Fully equipped kitchen with integrated appliances, gas hob and fan oven.
- Three double bedrooms which include built-in wardrobes. The master bedroom has an en suite bathroom which is equipped with a shower over the bath.
- Two bathrooms in the property main shower room and then a bathroom which is suited in the en suite off the master bedroom.

THE BALCONY & VIEW



THE KITCHEN



BEDROOM 1



BEDROOM 2



BEDROOM 3



THE SHOWER ROOM

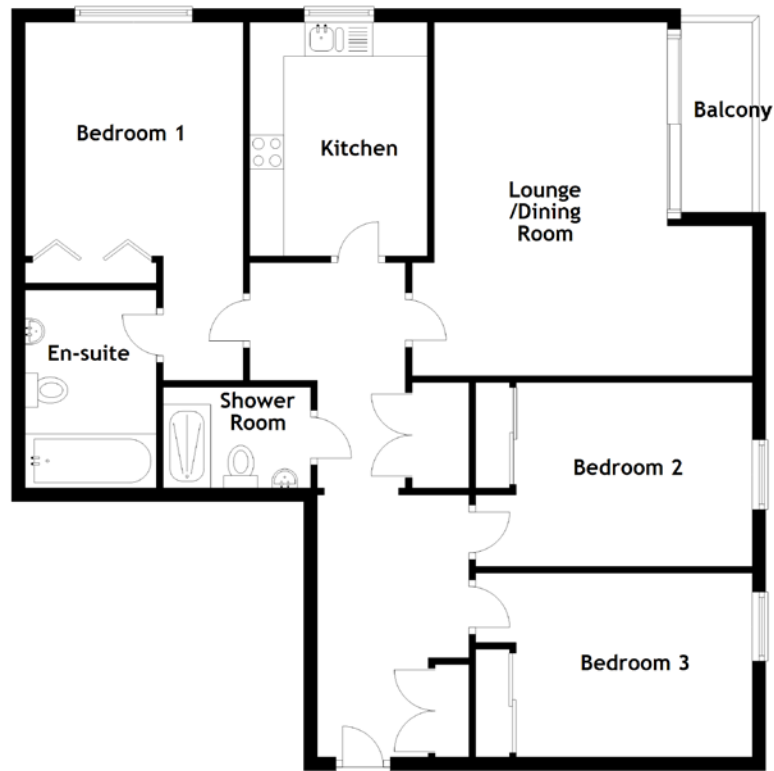


In addition to this, the property includes gas central heating and full double glazing, making for a warm and cost-effective home, year-round. The property also benefits from underground parking and free on-street parking for residents alike.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

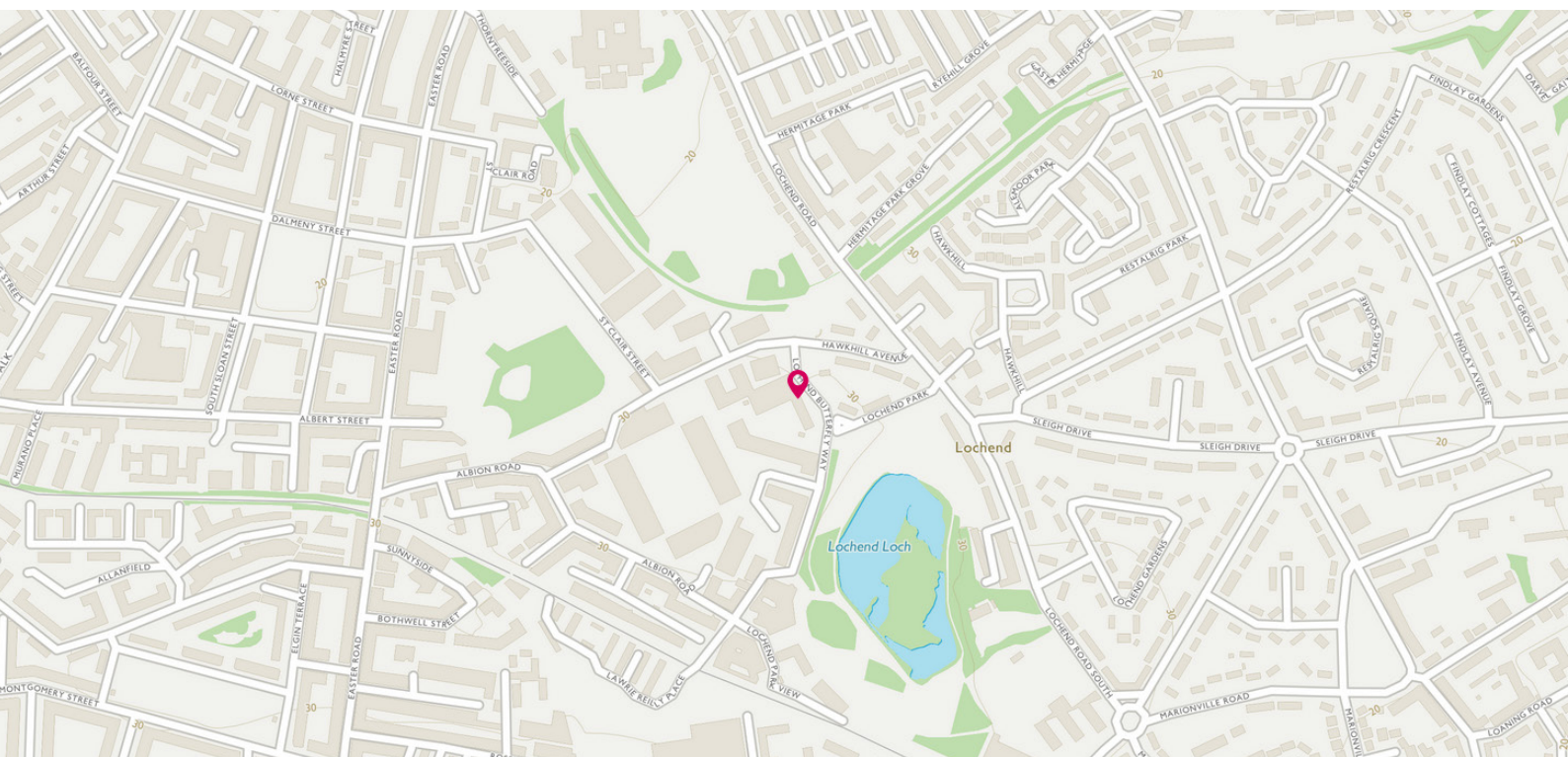


Approximate Dimensions (Taken from the widest point)

Lounge/Dining Room 5.10m (16'9") x 5.01m (16'5")
Kitchen 3.43m (11'3") x 2.61m (8'7")
Bedroom 1 5.26m (17'3") x 3.21m (10'6")
En-suite 2.91m (9'7") x 1.93m (6'4")

Bedroom 2 4.07m (13'4") x 2.70m (8'10")
Bedroom 3 4.07m (13'4") x 2.70m (8'10")
Shower Room 2.17m (7'1") x 1.48m (4'10")

Gross internal floor area (m2): 97m²
EPC Rating: B



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is a wide choice of shopping facilities here as well as a number of banks, building societies and a Post Office. A few minutes walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.





Leith is an established, independent community and certainly is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries, a choice of dentists. The shore, the 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.



From here, it is a simple matter of a twenty-five-minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the City Bypass.



Leith also has its own primary and secondary schools, the Academy being a community high school with access to adults during the day and evenings.

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