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2/5 Hawkhill Close

EDINBURGH, EH7 6AB

2/5 HAWKHILL CLOSE LEITH, EDINBURGH

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

An excellent opportunity has arisen to acquire this highly desirable two-bedroom second-floor apartment, making for an ideal city centre residence or Buy-To-Let opportunity and is well located within the popular Easter Road area of Edinburgh. Viewing of this property is highly recommended.

Internally, this accommodation is in excellent decorative order, while briefly comprising; entrance hallway with a double cloak cupboard and a bright and spacious lounge with access to the balcony through sliding patio doors as well as access into the fully fitted kitchen with a range of integrated appliances, including a four-ring gas hob/oven, extractor hood, fridge freezer and under-unit lighting.

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.

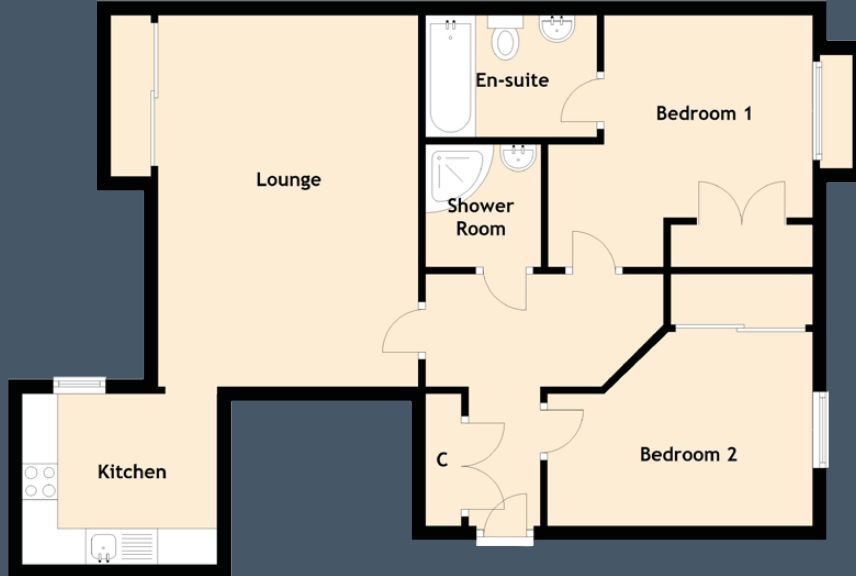
There are also two double bedrooms, both of which have double built-in wardrobes and one has a Juliet balcony as well as a three-piece, partially tiled en-suite bathroom with shower over bath.

Finally, there is a three-piece, partially tiled shower room with corner shower cubicle.

This property also benefits from; secure door entry system, gas central heating, full double glazing, communal garden grounds surrounding the property, including bin and bike storage units and more than adequate residents parking to accommodate for residents and visitors alike.



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	5.18m (17') x 3.63m (11'11")
Kitchen	2.72m (8'11") x 2.38m (7'10")
Bedroom 1	3.69m (12'1") x 3.51m (11'6")
En-suite	2.39m (7'10") x 1.70m (5'7")
Bedroom 2	3.70m (12'2") x 2.71m (8'11")
Shower Room	1.71m (5'7") x 1.61m (5'3")

Gross internal floor area (m²): 65m² | EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

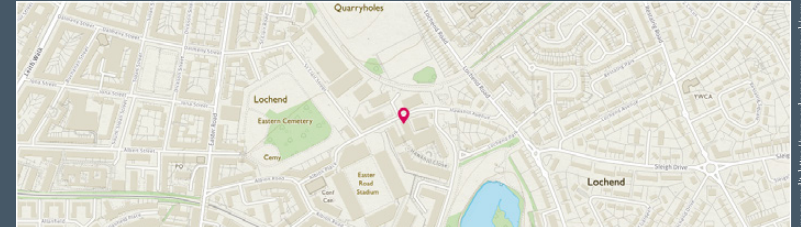


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