

7/2 Hawkhill Close

EASTER ROAD, EDINBURGH, EH7 6FE



TWO-BEDROOM DUPLEX APARTMENT WITH A PRIVATE TERRACE



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Part exchange available! McEwan Fraser is delighted to present this two-bedroom duplex apartment with a private terrace which is offered to the market chain free.

The property is presented in immaculate condition and forms part of a sought-after residential development situated just off Easter Road.

This desirable apartment opens into a welcoming hallway that is neutrally decorated, finished with laminate flooring, and includes a WC. From the ground floor hallway, there is a beautifully presented open-plan living area with space for a dining table and a large suite. Southerly-facing French doors slide open onto a private terrace with room for outdoor dining furniture. The adjoining kitchen is fitted with stylish units complimented with quality granite worktops. Kitchen appliances include an integrated electric oven, a gas hob with a stainless steel splash-back and an extractor hood, a fridge freezer, and a washing machine.





From the hallway, a plush carpeted staircase leads to the upper floor with two double bedrooms and a shower room. The generous bedrooms both incorporate built-in wardrobes and benefit from a sunny southerly aspect, allowing light to flood in. Notably, the master bedroom features floor-to-ceiling windows, ornamented by a Juliet balcony, framing leafy views. It also has the added luxury of a tiled en-suite bathroom comprising a shower-over-bath with a glazed screen, a WC, and a countertop basin with handy storage. Finally, the immaculate shower room, with gleaming white wall tiles, comes complete with a corner shower enclosure, a wall-mounted basin, and a WC.





Bedroom 1

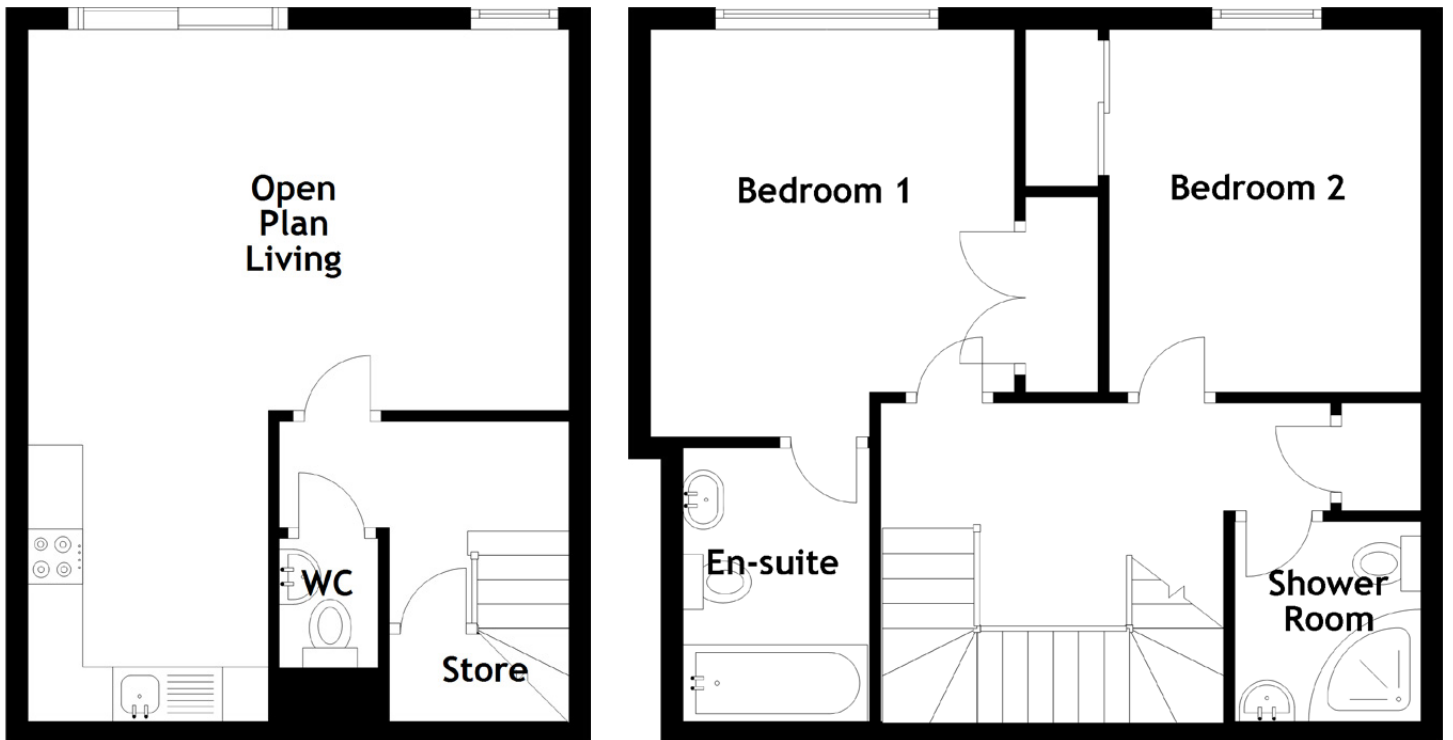






Bedroom 2





Approximate Dimensions

(Taken from the widest point)

Open Plan Living	6.30m (20'8") x 4.93m (16'2")	WC	1.18m (3'10") x 0.90m (2'11")
Bedroom 1	3.71m (12'2") x 3.32m (10'11")		
Bedroom 2	3.30m (10'10") x 2.84m (9'4")	Gross internal floor area (m ²): 78m ²	
Shower Room	1.82m (6') x 1.70m (5'7")	EPC Rating: C	
En-suite	2.49m (8'2") x 1.70m (5'7")		



Gas central heating and double glazing ensure year-round comfort and efficiency and there is generous storage throughout. Externally, the development is nestled in well-maintained shared garden grounds. Private parking is included in a secure underground car park.

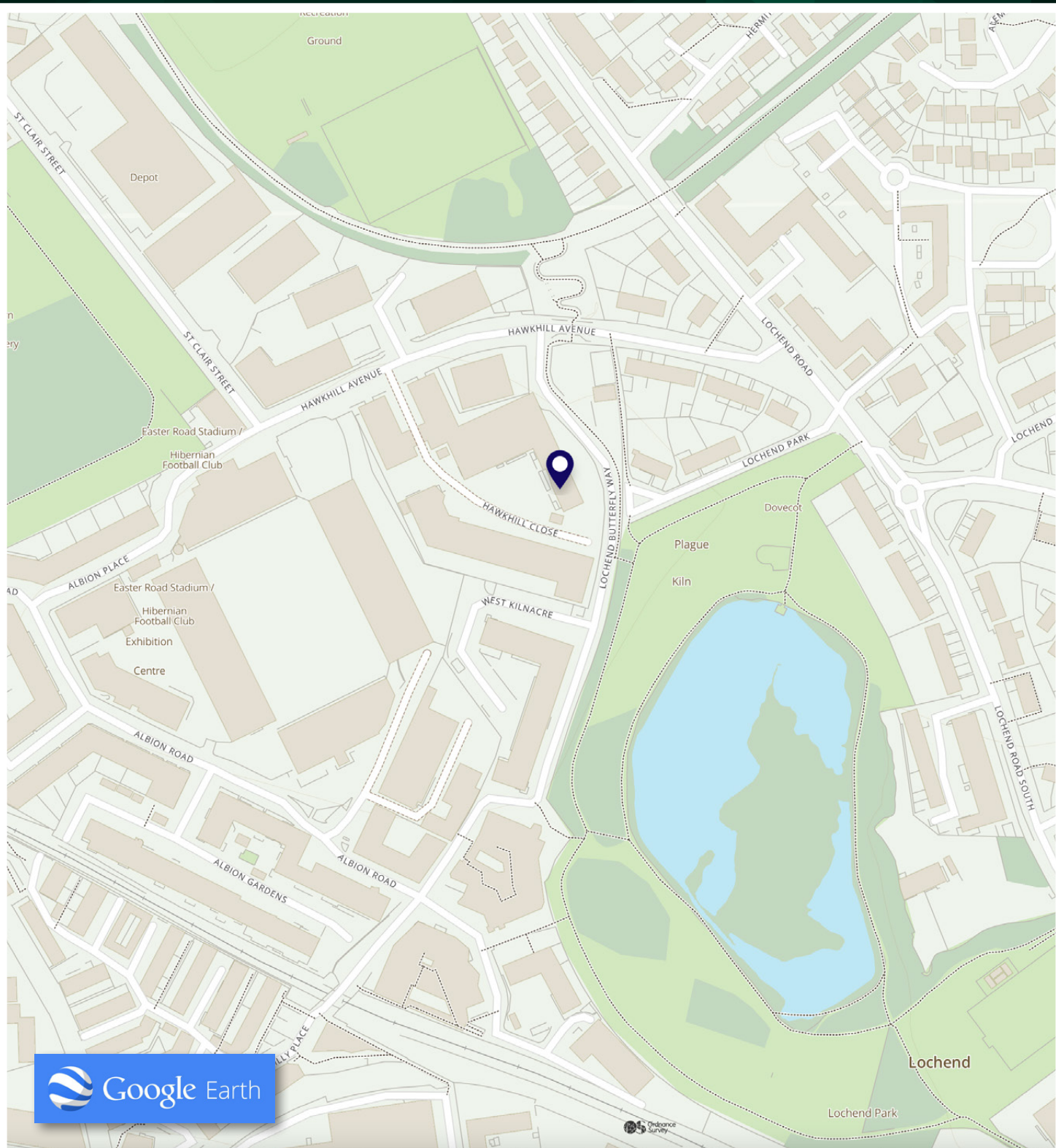




Situated in the eastern quarter of the capital, Easter Road is a popular choice for young professionals owing to its fantastic amenities and proximity to the city centre. Famed as the home of Hibernian Football Club, the area also enjoys beautiful views southwards towards Salisbury Crags and Arthur's Seat. A bustling thoroughfare, Easter Road itself is lined with an array of local shops, artisan cafes and businesses, while nearby Meadowbank Retail Park caters for a plethora of needs, with outlets including a Sainsbury's supermarket and a TK Maxx.

With its diverse blend of traditional pubs, trendy bars and restaurants, residents of Easter Road have a vibrant social scene right on their doorstep. And just a short walk away in neighbouring Leith, The Shore district is packed with fashionable bars and eateries, including two Michelin-star restaurants. For a taste of the great outdoors, local parks and green spaces include Lochend Park, Leith Links and Holyrood Park, or for more rigorous exercise, Leith Victoria Swim Centre offers diverse fitness facilities. Easter Road is in the catchment area for Leith Walk Primary School and Drummond Community High School. The area is also served by excellent public transport including regular bus links across the city, and also allows easy access to the A1, Edinburgh City Bypass and the M8/M9 motorway network.

The Location



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THE SUNDAY TIMES
THE TIMES



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