



1/8 Hawkhill Close
Edinburgh, EH7 6AB

Hallway
Living Room
Fitted Kitchen
Two Double Bedrooms
Two Bathrooms
Gas Central Heating & Double Glazing
Private Underground Parking
EPC: B
Council tax band: D

A particularly appealing third-floor two bedroom apartment, forming part of a well-established modern development off Easter Road, commanding stunning open views towards the Forth Bridges and Fife. This excellent flat offers spacious, comfortable and well-presented accommodation on one level, accessed by means of a well maintained stair or a fully serviced lift which leads to all floors. This fabulous apartment enjoys a bright aspect while benefiting from gas central heating and double glazing throughout, ensuring warmth all year round. This would be an ideal purchase for first time buyer, young families or investors alike.

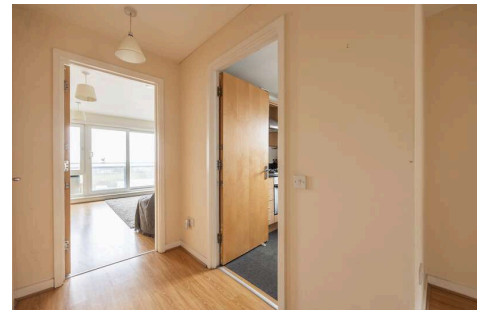
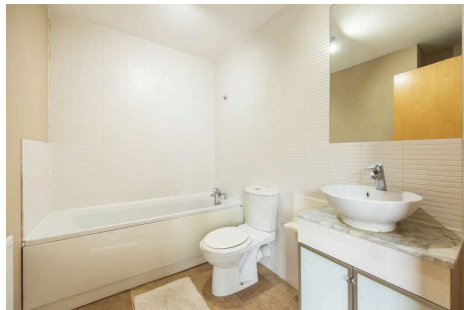
The property comprises; Welcoming hallway with modern wood-effect floors and three cupboards providing ample storage, ensuring a clutter-free environment. Generously proportioned living room with exceptional views across the River Forth and Fife. French doors open to the sizeable balcony. Fitted kitchen with base and wall-mounted units and integrated appliances including fridge freezer, washing machine, electric oven, gas hob, and cooker hood. Spacious master bedroom with deep built-in wardrobe with shelf and rail, and modern en-suite with shower over bath, WC , and wash basin with cabinet. Second double bedroom of good size with double wardrobe with sliding mirrored doors. Family bathroom with shower, WC and wash basin.

The property also benefits from a secure underground parking space, as well as on street parking.

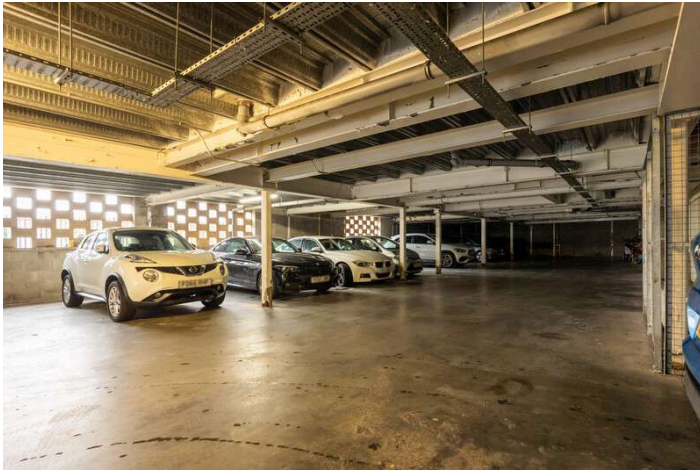
The popular Easter Road area lies to the east of the city centre, within easy reach of the vast green expanse of Holyrood Park, Lochend Park, and Leith Links. There is an excellent range of shopping amenities in the vicinity, with Meadowbank Retail Park on nearby London Road. Additional attractions in the east end include the Omni Centre, Playhouse Theatre and the Harvey Nichols store, whilst the exciting St James Quarter boasts a variety of shops and leisure facilities. Regular bus services run from Easter Road to other parts of the city, the tram line can be accessed on Leith Walk, and nearby London Road has several additional bus routes. The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award-winning restaurants is also nearby.







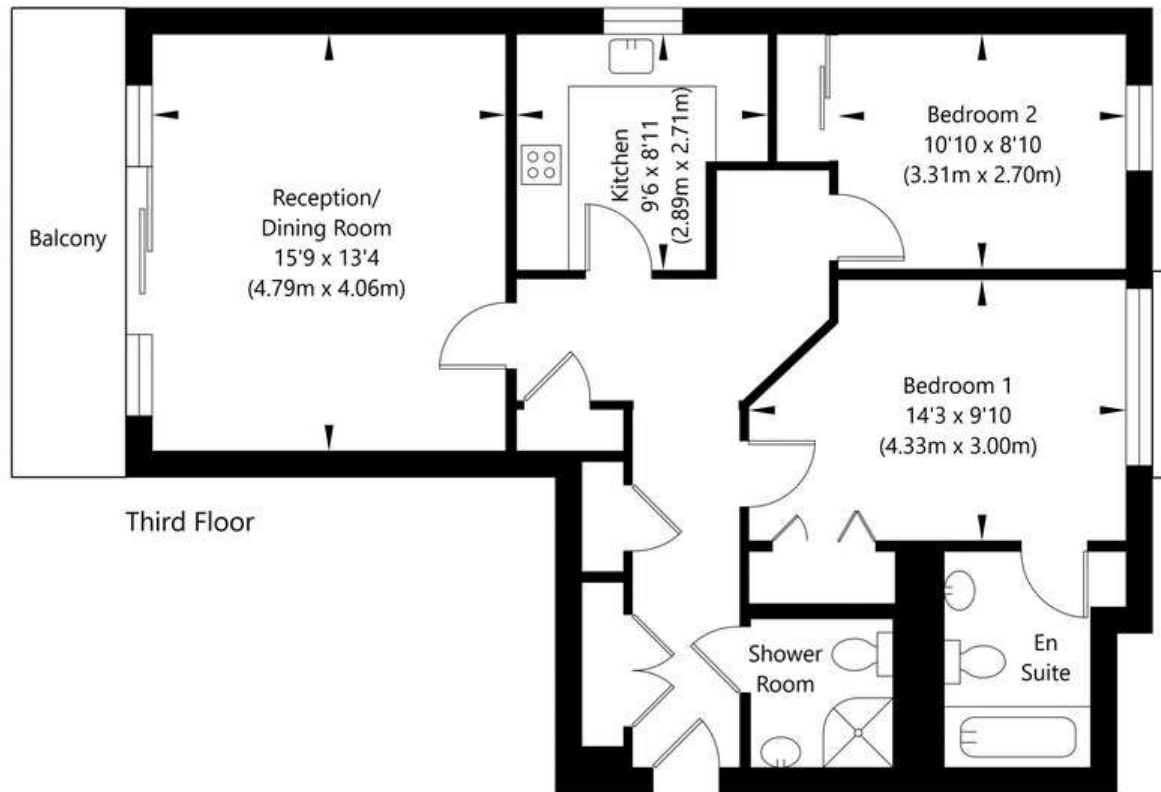




Approx. Internal Area 75.41 Sq M / 812 Sq Ft.

Not to scale. For identification only.

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Whilst these particulars are believed to be correct their accuracy is not guaranteed

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