



16/8 HAWKHILL

EASTER ROAD, EDINBURGH, EH7 6LA



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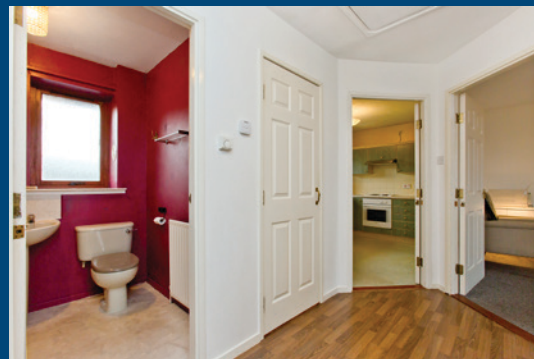


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16/8 Hawkhill

Part of an established residential development near Easter Road, this two-bedroom, third-floor flat offers a convenient setting in the capital, close to excellent amenities and transport links. Nestled on a quiet cul-de-sac, it represents an ideal home that is sure to appeal to a wide demographic, from city professionals to young families. Furthermore, the home offers well-presented interiors, good storage, and private parking.

The flat is accessed via a shared entrance and stairwell, the front door opening with a warm welcome into a central hall. It offers generous built-in storage and attic access before flowing directly ahead into the living/dining room. Here, a trio of windows frame lovely elevated views, ensuring a light-filled ambience throughout the day. This well-proportioned reception area is further enhanced by a crisp neutral palette and a plush carpet, creating a modern aesthetic that allows for easy styling. The kitchen is next door, enjoying a south-facing aspect and a well-appointed selection of cabinets and worksurface space. It comes with an integrated oven and electric hob, an undercounter washing machine, and room for a fridge/freezer. Set side by side, the two double bedrooms both have neutral presentation and soft carpets for comfort. The principal bedroom has a built-in mirrored wardrobe, whilst the second bedroom has built-in storage. Both rooms also benefit from far-reaching rooftop views. Completing the home is a three-piece bathroom, equipped with an overhead shower. An efficient gas central heating system and double-glazed windows ensure year-round comfort.

Outside, the development features well-tended garden grounds and private residents' parking.

Extras: all fitted floor coverings, light fittings, integrated appliances, and a washing machine to be included in the sale.

Factor: an approximate fee of £75 per month is payable to James Gibb and Co, which includes the general maintenance and upkeep of communal areas.



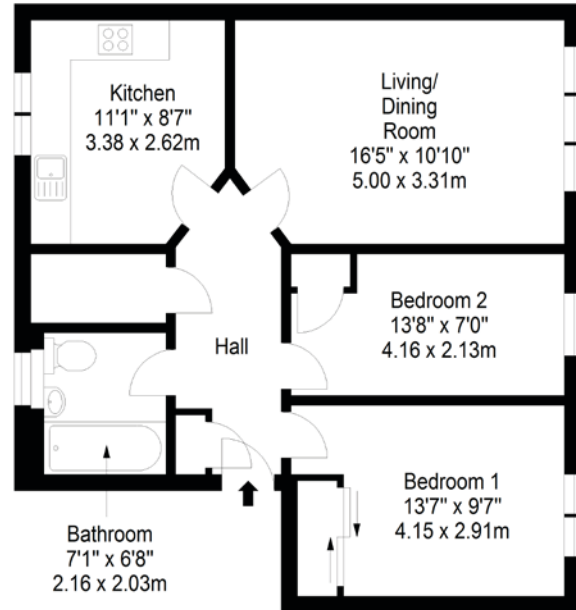


Easter Road, Edinburgh

Situated just two miles from the city centre, this popular area is focused around the bustling Easter Road, with its eclectic array of independent shops, pubs, takeouts and eateries. Further amenities, incorporating high-street retail outlets and supermarkets, can also be found in nearby Meadowbank Shopping Park. For local outdoor recreation, the area enjoys such scenic open spaces as Lochend Park and Holyrood Park, home to Edinburgh's iconic Arthur's Seat. Due to the area's easterly location, Portobello's much-loved sandy seafront is also just a short bus ride away. Sports enthusiasts are well-catered for at several nearby leisure centres, swimming pools and gyms. With Easter Road adjoining the A1 thoroughfare, the area benefits from excellent transport links across the city and further afield, including 24-hour bus services. Wide-ranging local schooling options are available close by, whilst many of the capital's prestigious independent schools are also easily accessible.



Third Floor
Approx. 63.4 sq. metres (682.4 sq. feet)



Total area: approx. 63.4 sq. metres (682.4 sq. feet)



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