



7/10 HAWKHILL CLOSE

EASTER ROAD, EDINBURGH, EH7 6FE



| PUBLIC



| BED



| BATH

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VMH SOLICITORS



7/10

HAWKHILL CLOSE

Offering a perfectly proportioned property for first-time buyers, professionals, couples, downsizers, and rental investors alike, this third-floor flat forms part of a modern development in the Easter Road area of the city, close to a wealth of local amenities and green space. The flat accommodates an open-plan living area, a double bedroom, and a bathroom, and benefits from access to shared garden grounds and secure underground parking.

Features

- Third-floor flat in the Easter Road area
- Part of a modern development
- Secure shared entrance and lift
- Hall with built-in storage
- Open-plan kitchen/living/dining room
- Fully integrated kitchen
- Double bedroom with built-in wardrobe
- Bathroom with shower-over-bath
- Access to shared gardens
- Secure underground parking
- Gas central heating and double glazing



EPC Rating - B

Home Report Value - £165,000

For up to date price & viewing information contact VMH Property or visit us online.

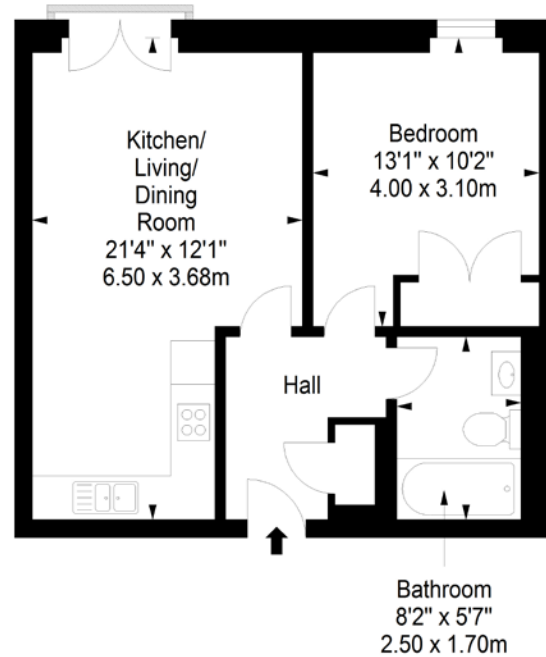


Extras: to include all fitted floor coverings, kitchen appliances and light fittings. Other items may be available by separate negotiation.



Third Floor

Approx. 44.3 sq. metres (476.8 sq. feet)



Total area: approx. 44.3 sq. metres (476.8 sq. feet)



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CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.