



# 2/8 Hawthornden Place

EDINBURGH | EH7 4RF

## Description

Boyd Property are delighted to present to the market this superb, light and spacious third floor flat, with secure entrance and allocated parking space, forming part of an established modern development within the heart of the high amenity area of Pilrig. The property is offered in true move in condition and the accommodation briefly comprises; a welcoming entrance hallway, a beautiful light and spacious lounge/dining room, with dedicated spaces for relaxing and entertaining, a sleek kitchen is fitted with stylish base and wall mounted units with complementary worktop surfaces with integrated oven, hob and hood. There are two good sized double bedrooms, that provide a tranquil retreat and come complete with fitted storage space. The contemporary bathroom is fitted with a white three-piece suite with glass screen and mains operated shower over the bath. Further benefits include electric heating, double glazing and good storage facilities. The property is situated within well cared for communal grounds and benefits from an allocated parking space. This property will make a lovely home and viewing is highly recommended.

## Factoring

The development is managed by Myreside Management Limited. Fees of approximately £215 are payable on a quarterly basis and includes the upkeep of the communal areas, upkeep of garden grounds and includes block building insurance.

## Location

The property is situated within the popular residential district of Pilrig which lies to the east of the city centre and a short walk from Leith Walk. The area boasts a wide variety of cosmopolitan cafes, bars, restaurants, specialist shops and supermarkets. There are frequent public transport links, including the new tram line, to Princes Street and George Street. Local leisure and recreational facilities include St James Quarter, Leith Shore, multiple gyms, The Royal Botanic Gardens, Inverleith Park and the delightful Water of Leith Walkway not to mention the nearby Pirig Park & Leith Links. The capital's vast range of theatres, museums and art galleries are also all close to hand. For the commuter, Waverly train station and St Andrews Bus Station are nearby, and the City Bypass provides access to the A1, M8 and M9 and Edinburgh International Airport. Edinburgh's fantastic cycle path network is also easily accessible offering safe off-road travel to many parts of the City.

## Extras

All fitted floor coverings and the integrated oven, hob & hood in the kitchen.

## Price & Viewing

For price and viewing information contact Agents.

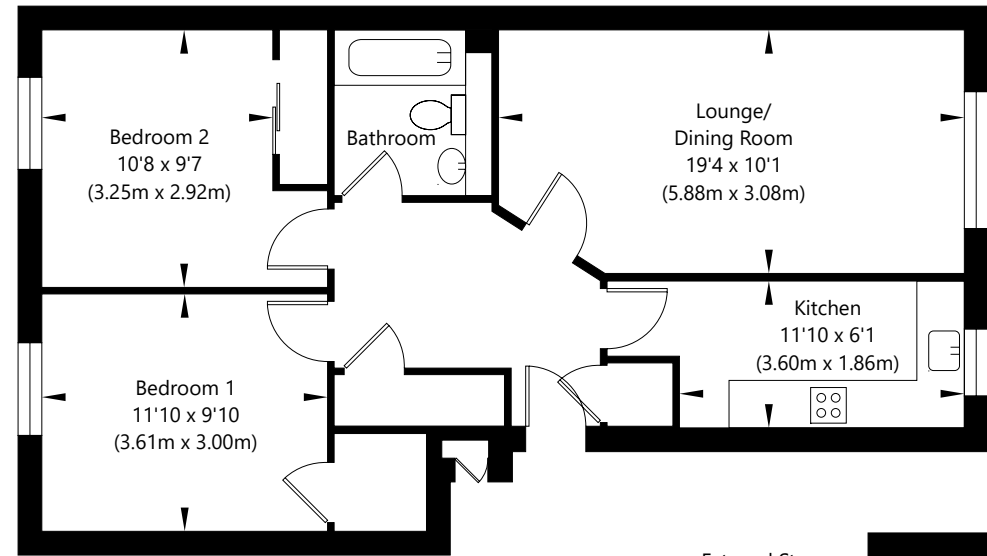
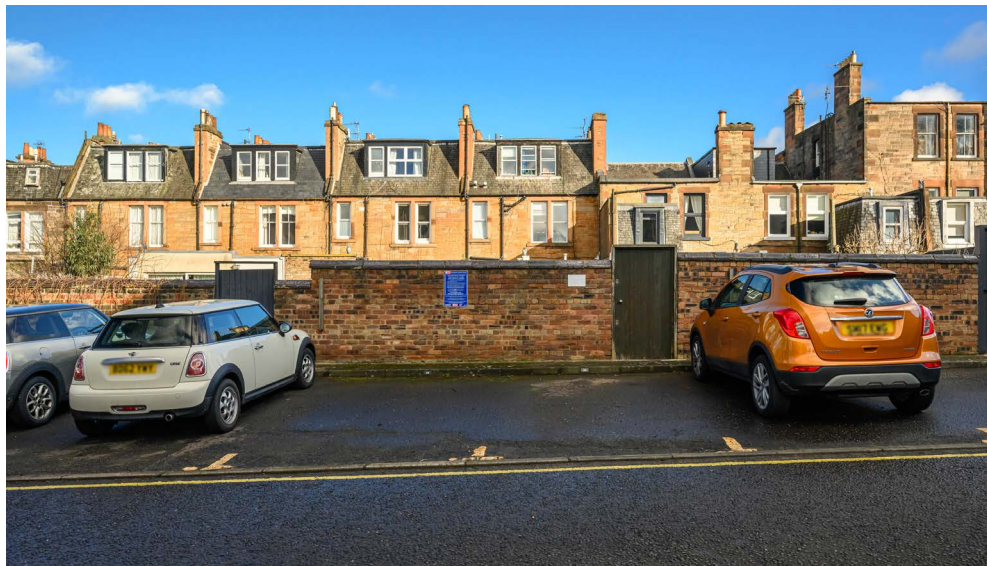
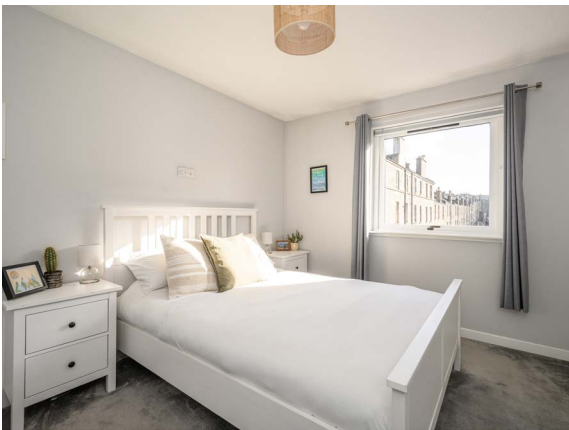


## Features

- Entrance hallway
- Lounge/dining room
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Double glazing
- Electric heating
- Good storage facilities
- Communal garden grounds
- Allocated parking space

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Third Floor  
Approx. Internal Area 65.07 Sq M / 700 Sq Ft.  
Not to scale. For identification only.  
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