



RALPH SAYER
SOLICITORS & ESTATE AGENTS

1/14 Hawkhill Close
Edinburgh EH7 6AB

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Located in the popular Easter Road area, close to the city centre, this beautifully presented two bedroom, fifth floor flat is quietly situated in an exclusive modern residential development, with spectacular views over Leith to the Firth of Forth and beyond.

Access is via a secure entryphone system and lift access to all levels. Set around a welcoming hallway, the accommodation is generously proportioned, emphasizes the light and space on offer. The living room enjoys a great deal of natural light from a wall of glazing, including sliding door that gives access to a private balcony, offering those spectacular views. Next door is a stylish fitted kitchen with integrated appliances.

Property Summary

- Spectacular views from private balcony
- Entrance hall with three built-in cupboards
- Bright living room with wall of glazing onto balcony
- Fitted kitchen
- Master bedroom with en-suite bathroom
- Further double bedroom
- Contemporary shower room
- Secure underground parking
- Gas central heating (Worcester Bosch boiler, fitted 2019, 10yr warranty)
- Double glazing
- EPC Rating - B | Council Tax Band - C





Modern city apartment with excellent storage and spectacular views from private balcony





There are two double bedrooms, both with built-in wardrobes and the master benefits from a luxury en-suite bathroom, fitted with shower over-bath and the shower room has been upgraded to create a contemporary space.

Externally, the property comes with secure underground parking and beautifully landscaped grounds.

Extras: all fitted floor coverings, window coverings, light fittings (no shades) and kitchen appliances, will be included in the sale.





Easter Road

Easter Road is a well known thoroughfare in Edinburgh, linking the city centre to the historic port of Leith. A wide range of every day amenities are available on Easter Road and there is a large Tesco supermarket at the bottom end. Hawkhill Close lies towards the top end of Easter Road and is close to the Meadowbank Retail Park which has a Sainsburys and a stroll along London Road, takes you to the Omni Centre with a gym and cinema and next door is the Playhouse Theatre.

Recreation is well served with the lovely Lochend park, next to the development and the vast open space of Holyrood park and the Scottish parliament is just a short walk, offering a wide range of outdoor activities. The fashionable Shore district has an eclectic variety of award winning bars, bistros and restaurants.

Regular bus services operate from Easter Road into and around the city centre, whilst the motorist can find easy access to the A1 for routes out of town towards the City Bypass and wider motorway network.

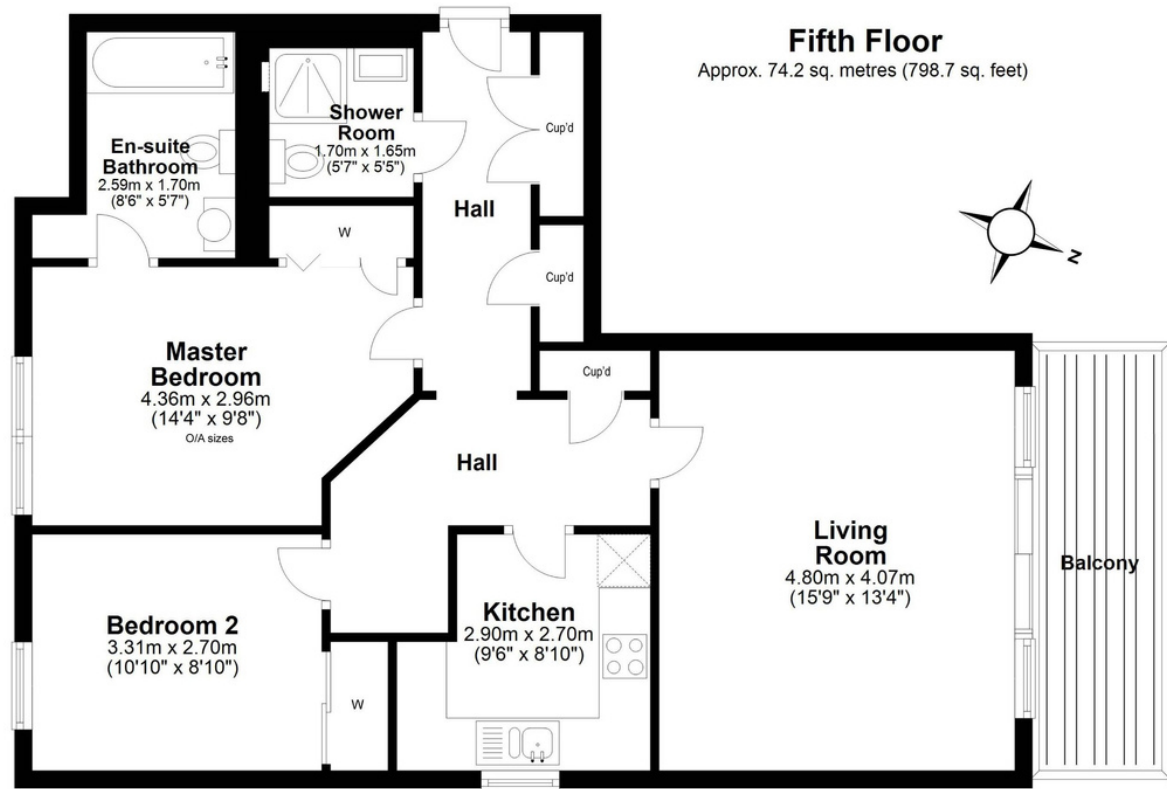
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espc CHARTERED FIRM

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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

