

COULTERS[©]

3/22 HAWKHILL CLOSE

EASTER ROAD, EDINBURGH, EH7 6FD

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

3/22 Hawkhill Close is a bright and spacious two bedroom penthouse forming part of a modern residential development located off Easter Road. With its top floor position the property boasts fantastic views that can be enjoyed on a south-west facing private balcony and further benefits from private underground car parking.

KEY FEATURES



Spacious top floor flat within a modern development.



Two double bedrooms, one with an en-suite and separate shower room.



Private balcony with fantastic views.



Secure underground carpark.



Within walking distance of The City Centre



Excellent local amenities nearby.





The property comprises of a generous open plan kitchen/sitting room with floor to ceiling windows and direct access to the balcony. The kitchen has a range of wall and floor mounted cabinets, and integrated appliances including fringe freezer, oven, four ring gas hob and extractor hood.

The generous principle bedroom has great views over to Firth of Forth and benefits from a partially tiled three piece en-suite with bath and wardrobe space. The second double bedroom also with great storage and three piece shower room complete the accommodation. The property further benefits from a newly installed condensed boiler, double glazing, lift and secure door entry system.





THE LOCAL AREA

Easter Road is a lively and popular area of Edinburgh, situated around 1 mile to the east of the City Centre. A wide selection of independent shops, cafes and bars can be found on Easter Road, together with a Scotmid supermarket.

Holyrood Park and Arthur's Seat are within a short walk, as are the Scottish Parliament and St James Quarter.

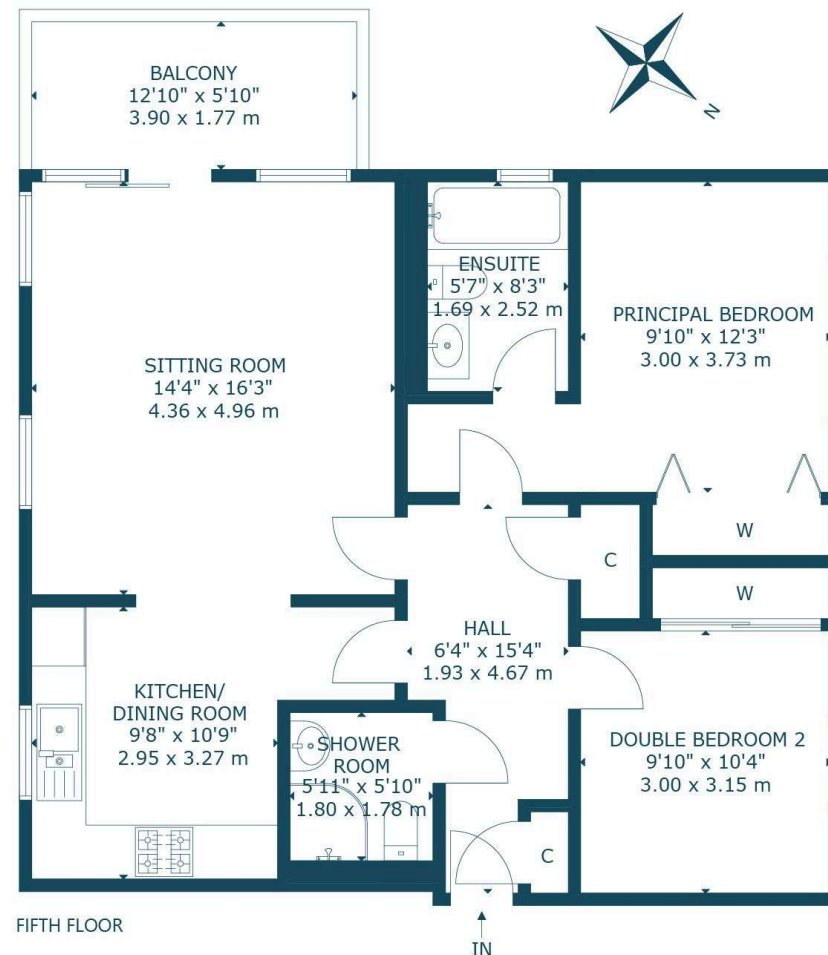
Numerous buses run along Easter Road and nearby London Road providing access to all parts of the City and the Airport. The tram line on Leith Walk is also easily accessible.
Add information here about the local area.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







3/22 HAWKHILL CLOSE, EDINBURGH, EH7 6FD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 873 SQ FT / 81 SQ M
BALCONY 74 SQ FT / 7 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.