










Fixed Price

**£215,000**

## 2/2 Hawthornden Place

Pilrig | Edinburgh | EH7 4RF

Located in the popular residential district of Pilrig is this two bedroom ground floor flat forming part of an established modern development. Within walking distance of Leith Walk, the City Centre, excellent transport links and green spaces this property will undoubtedly appeal to first time buyers, professionals and buy to let investors.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Communal garden
-  Allocated parking space
-  EPC rating – D
-  Council tax band - D



## Description

Quietly situated on the ground floor, the accommodation briefly comprises of a welcoming hallway with entryphone system and storage cupboards, a bright lounge/dining room with an electric fire and fireplace, a galley style kitchen with a range of wall and base units with co-ordinated worktops and tiled splashbacks, bedroom one with a built in mirrored wardrobe, bedroom two with a storage cupboard, and a fully tiled bathroom with a white suite and a shower over the bath.

The property further benefits from electric heating and double glazing.



## Extras

All fixtures and fittings are included in the sale along with the electric oven and hob, fridge/freezer, washer/dryer and dishwasher.

## Gardens & Parking

There is a well maintained communal garden laid to lawn and bordered by shrubs and trees, and the property has an allocated parking space within the resident's car park.

## Factoring

The common areas and grounds are factored by Myreside Management at a cost of approximately £225-£250 per quarter and this also includes buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).



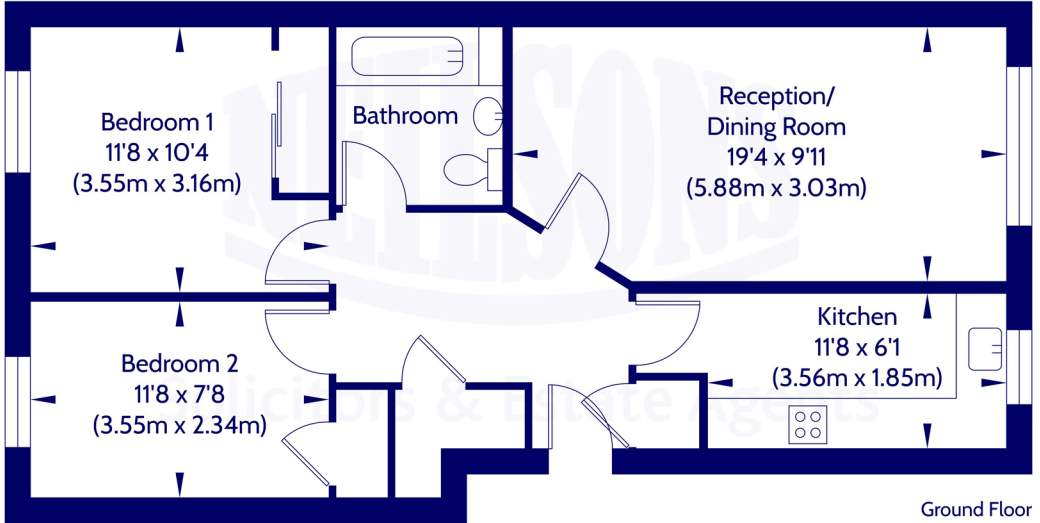


## Location

The property is situated in the popular residential district of Pilrig which lies to the east of the City Centre and is within walking distance of Leith Walk. The area boasts a wide variety of cosmopolitan bars, restaurants, specialist shops and supermarkets. There are frequent public transport links including buses and trams to Princes Street, George Street and the St James Quarter. Local leisure and recreational facilities include the Omni Centre with its multiscreen cinema and Health Club, Glenogle Baths, The Royal Botanic Gardens, Inverleith Park and the delightful Water of Leith Walkway not to mention nearby Pilrig Park & Leith Links. The capital's vast range of theatres, museums and art galleries are also all close to hand. For the commuter, Waverley 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



Approx. Gross Internal Floor Area 61.09 Sq M / 658 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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