

COULTERS[©]

15/7 HAWKHILL CLOSE

LEITH, EDINBURGH, EH7 6AL

 2 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Forming part of the established modern development at Hawkhill, this is a delightful, bright third floor flat offering attractive, well-presented accommodation with lift access.

The front door opens on to the hall, benefitting from two handy storage cupboards. There is a bright, airy sitting/dining room which provides access out to the private balcony. With space for outdoor seating, it offers a pleasant place to sit and benefits from a view to the Firth of Forth.

The stylish kitchen, which has recently been replaced, is fitted with both wall and base mounted cabinetry. The integrated appliances comprise: hob, oven, extractor hood and fridge/freezer.

There are two double bedrooms, both with fitted wardrobes and one with an en-suite bathroom (with a bath, shower over, WC and wash hand basin). In addition to this, there is also a separate shower room (fitted with a large shower, WC and wash hand basin) that completes the accommodation.

KEY FEATURES



Modern third floor flat with lift access.



Private balcony with partial sea view.



Landscaped communal grounds.



EPC Rating - B



Two lovely double bedrooms with fitted wardrobes (one with en-



Underground residents parking.



Excellent local amenities nearby.



Council Tax Band - D



The property benefits from residents parking in a secure underground garage, communal grounds, gas central heating and double glazing.

The factor is Hacking & Paterson Management Services and the annual factoring costs are approximately £1,440 which includes buildings insurance.

THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams. Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts. The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars. Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Easter Road. Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre, to Waverley train station and onwards to Edinburgh Airport.

EXTRAS

The curtains, light fittings, shelving, blinds, fitted floor coverings and integrated appliances are included in the sale price.

HOME REPORT VALUATION: £240,000



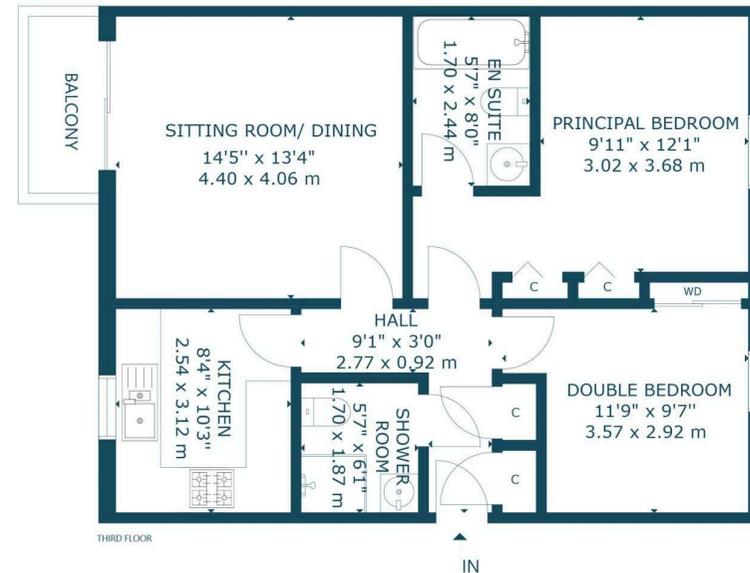
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15/7 HAWKHILL CLOSE, EDINBURGH, EH7 6AL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 754 SQ FT / 70 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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.