



Flat 8, 4 Hawkhill Close,  
Edinburgh, EH7 6FD



## Flat 8, 4 Hawkhill Close, Edinburgh, EH7 6FD

Providing well presented, bright and spacious modern living is this most attractive third floor flat with a private balcony. The property is in a factored development with secure entry system, passenger lift and secure underground residents parking. The flat also benefits from gas central heating and double glazing.

The accommodation includes an entrance hallway with two storage cupboards. The lounge has ample space for living/dining with doors leading to the balcony with views over the north of the city. The kitchen has window to the rear and is fitted with a range of modern base and wall units with the oven, hob and hood, fridge/freezer, dishwasher and washing machine to remain. The good sized double bedroom has window to the front and fitted wardrobes. Completing the accommodation is the shower room fitted with a two piece white suite.

Externally there is a landscaped areas of communal garden grounds and a secure underground car park. On-street parking is also available.

Early internal viewing of this lovely flat is essential to fully appreciate the bright and spacious accommodation offered.

### Area Description

Hawkhill Close is located between Easter Road and Lochend Road to the east of Edinburgh city centre. The area is well served for local shopping both on Easter Road itself and nearby Leith Walk. There is a Sainsbury's supermarket at Meadowbank Retail Park, whilst Ocean Terminal, which houses a multiscreen cinema complex, gym and a number of further shops and restaurants, is also within easy reach. Leith is home to a wide variety of bars, restaurants and specialist shops, whilst Easter Road is also within easy reach of The Shore which is home to a thriving food and drink scene, offering an excellent selection of bars, cafes, weekly Farmer's Market and some critically acclaimed restaurants. The property is a short walk from the open green space of Lochend Loch and Park which is a much enjoyed recreational space, while Leith Links, Arthur's Seat and Holyrood Park are all within easy reach. Regular buses provide easy and frequent connections from Easter Road to the city centre and Edinburgh Airport.





## Accommodation

|              |               |                  |
|--------------|---------------|------------------|
| Lounge:      | 4.83m x 3.78m | (15'10" x 12'5") |
| Kitchen:     | 2.7m x 3.78m  | (8'10" x 12'5")  |
| Bedroom:     | 3.18m x 4.7m  | (10'5" x 15'5")  |
| Shower Room: | 2.03m x 2.44m | (6'8" x 8')      |

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

**Aberdein Considine**

**40-44 Elm Row, Edinburgh, EH7 4AH**

**47 Lothian Road, Edinburgh, EH1 2DJ**

**0131 222 9000**

**edi@acandco.com**

**@AC\_Edinburgh**

**acandco.com**

## Agent's Note

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

**Fixtures & fittings.** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

