



## 15/6, Hawkhill Close, Edinburgh, EH7 6AL

Tastefully Presented Two-Bedroom, Second-Floor Apartment with a Balcony

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# Property Description

Tastefully presented and spacious, two-bedroom, second-floor, corner aspect apartment with a balcony and skyline views. Set in a modern residential development, located in the popular Easter Road area, north-east of Edinburgh city centre.

Comprises an entrance hall, open-plan living/dining room and kitchen, two double bedrooms, an en-suite bathroom, and a shower room.

Features include a fully integrated kitchen, generous bathrooms, contemporary flooring and good integrated storage. In addition, there is double glazing, gas central heating, and skyline views across the north of the city to the Forth and Fife.

The development also provides a lift service, secured entry system, landscaped grounds, and an unrestricted secured underground car park.

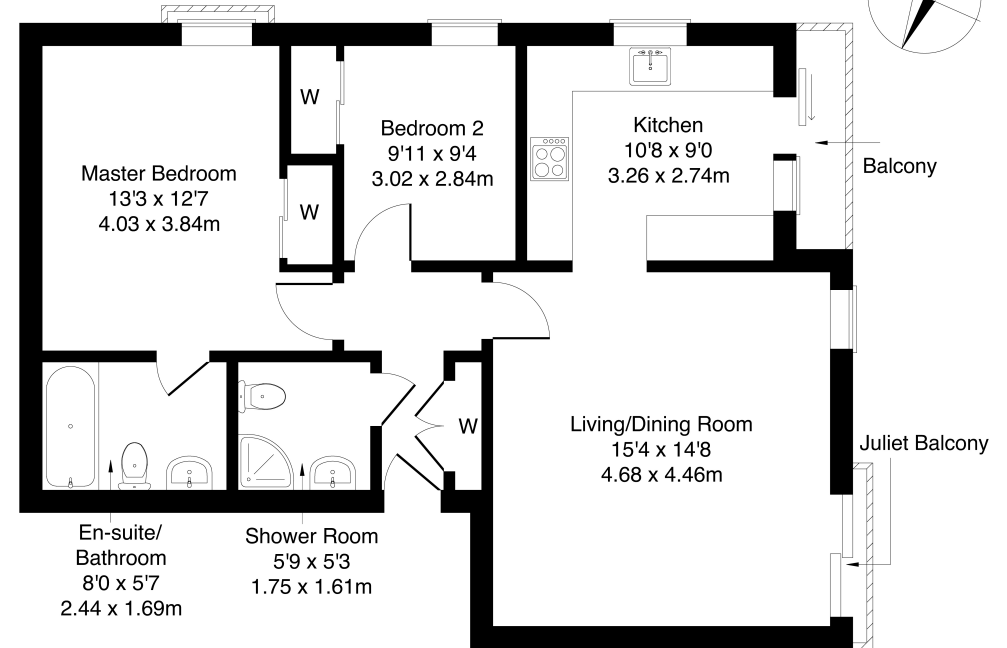
An entrance hallway welcomes you into the property and provides access to all rooms, with the living room and kitchen forming a flexible open-plan space finished with contemporary flooring; the living room enjoys a Juliet balcony, while the kitchen benefits from its own private balcony and features granite-effect countertops with matching upstands, a stainless steel sink with drainer, an integrated oven and gas hob with canopy above, as well as a washing machine and fridge/freezer.

Bedrooms one and two offer carpeted flooring and built-in cupboards ideal for storage, and the master bedroom further benefits from an en-suite bathroom comprising a three-piece suite with a bath. Completing the property is the family shower room, fitted with a modern shower cubicle.



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Approximate Gross Internal Area: (721 sq ft - 67 sq m.)



**Legal Disclaimer :** Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Easter Road is a vibrant and well-established district located to the east of Edinburgh city centre, known for its mix of traditional and modern residential properties. The area benefits from a wealth of amenities, including local convenience stores, artisan shops, delicatessens, cafes, and independent retailers. Excellent public transport options are available via Easter Road, London Road, and Leith Walk, including bus services and the recently extended tram line to Newhaven. Many of the city's key landmarks, such as the Royal Mile, Princes Street, the Scottish Parliament, and the Old Town, are

all within walking distance. The nearby Omni Centre provides leisure and dining options, including a cinema and gym, while the St James Quarter offers extensive shopping and a further range of bars and restaurants. Residents enjoy access to green spaces such as Lochend Park, Holyrood Park, Calton Hill, and Arthur's Seat, with the modern Meadowbank Sports Centre close by offering a comprehensive range of facilities.







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