



Flat 12, 9 Hawkhill Close, Edinburgh, EH7 6FG

Beautifully Presented & Spacious, Two-Bedroom, Fourth-Floor Flat

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Property Description

Beautifully presented and spacious, two-bedroom, fourth-floor flat with secured parking and a private balcony with a view of Arthur's Seat, with sea views from both bedrooms. Forming part of a modern residential development, located in the popular Easter Road area, just north-east of Edinburgh city centre.

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

Tastefully finished throughout, features include a fitted kitchen with appliances, contemporary flooring and lighting, and modern bathroom suites. Maintained and upgraded to a high standard, there is double glazing, gas central heating, and excellent storage, including integrated bedroom wardrobes.

The development also provides a lift service, a secured entry system, landscaped grounds, and a secured underground car park with a shared bike store.

Short-term lets exemption certificate in place for the Fringe and Christmas period.

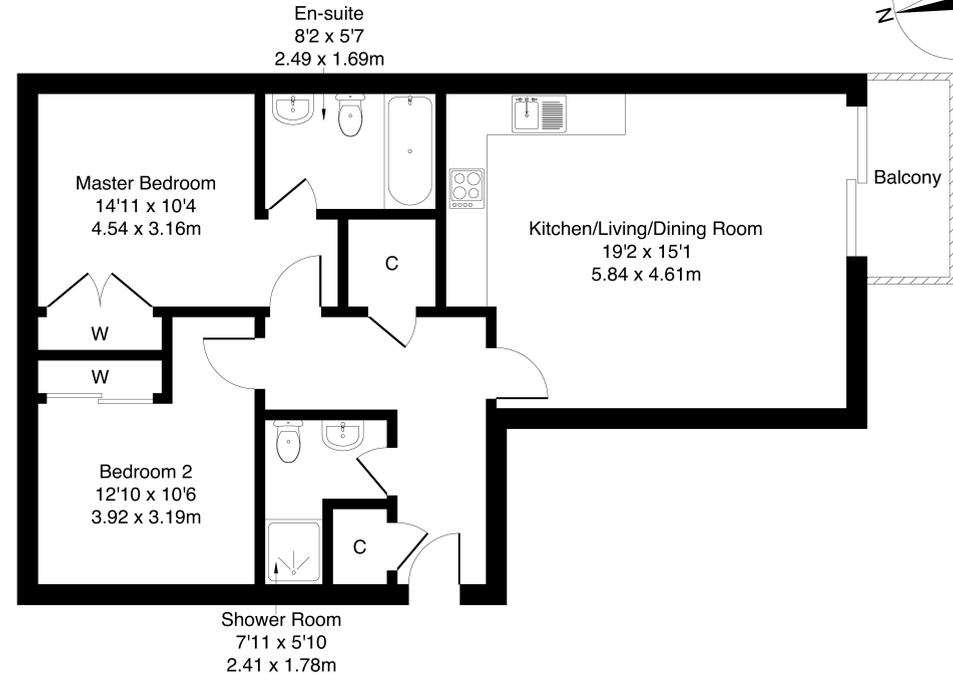
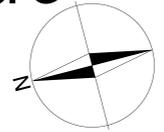
A bright and welcoming entrance hall sets the tone for the property, offering access to all rooms and benefiting from a useful built-in storage cupboard, ideal for coats, shoes and everyday essentials. The spacious living area is beautifully presented and designed for both relaxation and entertaining. Wood effect flooring flows throughout, complemented by a modern column radiator and stylish central light fittings that create a warm and inviting atmosphere. There is ample space to accommodate a comfortable seating arrangement along with additional furnishings, while sliding doors draw in natural light and provide direct access to the private balcony, extending the living space outdoors during the warmer months. Open plan to the lounge, the contemporary kitchen area continues the wood effect flooring and features stone effect worktops, a stainless steel sink with drainer and mixer tap, and well-positioned lighting. The layout offers a generous worktop and storage space, making it as practical as it is attractive.

The master bedroom is a well-proportioned and calming retreat, finished with soft carpeted flooring and offering plenty of space for a double bed and additional freestanding furniture. A built-in wardrobe provides excellent storage, and the room further benefits from access to a stylish fitted en suite, creating a private and convenient space. Bedroom two is also generously sized and versatile, ideal as a guest bedroom, home office or dressing room. It features comfortable carpeted flooring and a built-in wardrobe with mirrored sliding doors, which enhance both storage and the sense of space by reflecting natural light. Completing the accommodation, the modern shower room is finished to a high standard with tiled effect flooring, a stone effect and tiled splashback surround, a sleek ladder style radiator and contemporary fittings, creating a fresh and elegant space.



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Approximate Gross Internal Area: (764 sq ft - 71 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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

