



Flat 15, 3 Hawkhill Close, Edinburgh, EH7 6FD

Tastefully Presented and Spacious, Three-Bedroom, Third-Floor Flat with a Private Balcony

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Property Description

Tastefully presented and spacious, three-bedroom, third-floor flat with a private balcony. Set in a modern residential development, located in the popular Easter Road area, north-east of Edinburgh city centre.

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

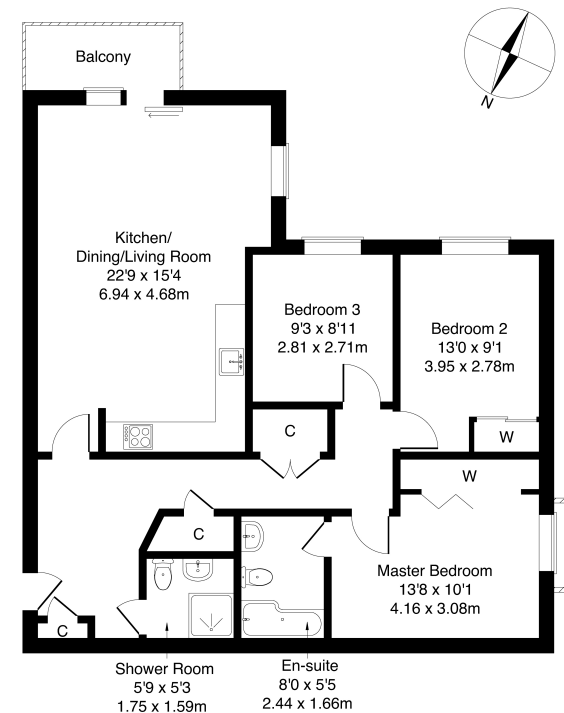
Features include a recently upgraded kitchen and bathrooms, contemporary flooring and lighting. In addition, there is double glazing, gas central heating, upgraded radiators, and good storage.

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

Step into a warm and inviting entrance hall that provides seamless access to every room within this charming property. The spacious open-plan living and kitchen area is designed for comfort and style. The living space features elegant central light fittings, a ladder-style radiator, sleek tiled-effect flooring, a column radiator, and glass sliding doors that open onto a private balcony, perfect for relaxing or entertaining. The modern kitchen is equipped with contemporary worktops, a stylish tiled splashback, and a practical sink with a drainer, making it both functional and attractive.

The master bedroom boasts plush carpeted flooring, a built-in wardrobe with convenient bi-folding doors, and a private en-suite bathroom for added comfort. Two additional carpeted bedrooms provide ample space, with the second bedroom featuring a built-in storage cupboard with mirrored sliding doors. Completing this lovely home is a modern three-piece shower room, showcasing marble-effect flooring and splashback, a luxurious rainfall showerhead, and a ladder-style radiator for warmth.

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Approximate Gross Internal Area: (980 sq ft - 91 sq m.)



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

Area Description

Situated in one of Edinburgh's most sought-after districts, Leith offers a unique blend of historic charm and contemporary city living. Renowned for its rich maritime heritage, this vibrant waterfront community is home to an eclectic mix of independent boutiques, artisan cafés, lively pubs, and a wide selection of restaurants and supermarkets. Just moments away, The Shore provides a stylish, cosmopolitan vibe with a choice of trendy bars, chic bistros, and award-winning Michelin-starred restaurants. For retail and entertainment, residents are well catered for with Ocean Terminal, the Omni Centre, and the impressive St James Quarter—all featuring high-street stores, dining options,

gyms, and cinemas. Green spaces abound, with Leith Links, Pilrig Park, and the picturesque Water of Leith Walkway offering ideal spots for recreation and relaxation. The area is also a popular choice for families, boasting a number of well-regarded primary schools and secondary education at Leith Academy. Excellent transport connections make commuting easy, with frequent bus services and the new tram extension providing direct access to Edinburgh city centre and the airport via Leith Walk and Newhaven.





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