



Flat 16, 7 Hawkhill Close, Edinburgh, EH7 6FE

Tastefully Presented & Spacious, Three-Bedroom, Fifth (Top) Floor Penthouse Apartment with Balcony

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Property Description

Tastefully presented and spacious, three-bedroom, fifth (top) floor penthouse apartment 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, living room, dining kitchen, utility/store, three double bedrooms, an en-suite bathroom, and a shower room.

Rarely available, featuring an impressive double-height public room, a fitted kitchen and bathroom suites, and views to the Forth. In addition, there is double glazing, gas central heating, contemporary flooring, and excellent integrated storage.

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

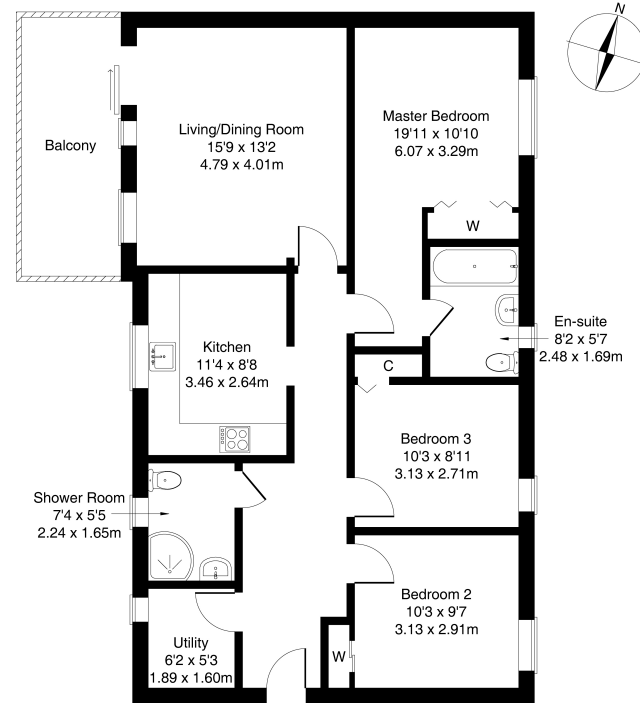
The property opens into a welcoming entrance hall providing access throughout. To the front, a bright and spacious living room is finished in neutral tones with wood-effect flooring and offers ample space for both relaxing and dining. From here, sliding doors lead to an exceptionally large private balcony with a patio area, enjoying a sunny westerly aspect that fills the living space with natural light. The contemporary dining kitchen is well-appointed with a range of wall and base units, stone-effect worktops, tiled splashbacks, and a sink with a drainer. Integrated appliances include a hob, oven, dishwasher, and fridge/freezer. A separate utility room provides additional storage and space for freestanding appliances, adding further convenience.

Set to the rear, the generous master bedroom has views of the Firth of Forth and features light decor, wood-effect flooring, a large built-in wardrobe, and a modern en-suite bathroom fitted with a three-piece suite including a shower over the bath and tiled splash walls. Two further bedrooms are similarly styled, both offering built-in wardrobes. The shower room with a modern suite and tiled splash walls completes the accommodation.



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Approximate Gross Internal Area: (969 sq ft - 90 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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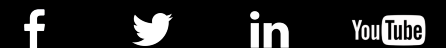
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