



7/4, Hawkhill Avenue, Lochend, Edinburgh, EH7 6BY

Immaculately Presented One-Bedroom, First-Floor Flat

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Property Description

Immaculately presented one-bedroom, first-floor flat within an established residential development, situated in the popular Lochend area, east of Edinburgh city centre. Accommodation comprises an entrance hall, living/dining room, kitchen, double bedroom and shower room.

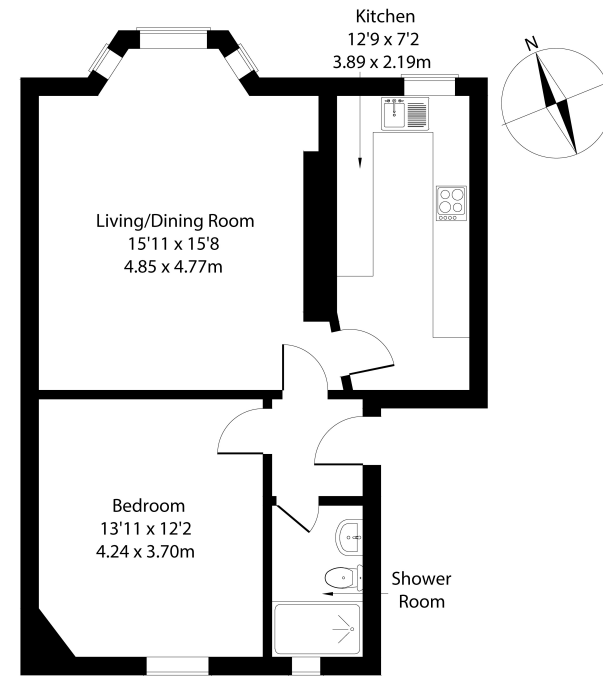
Fully refurbished to an excellent standard, with light neutral décor throughout and presented in true move-in condition.

Upgrades include a stylish fitted kitchen with appliances, modern shower room, upgraded electrics, rendered walls, contemporary flooring and central heating. Externally, the property benefits from a secure entry system, large shared green to the rear, and ample unrestricted residential parking to the front and surrounding streets.

A welcoming entrance hallway sets the tone for the property, with a fresh neutral finish and contemporary flooring creating a bright and modern feel. The spacious reception room sits to the front of the property and benefits from a large bay window, allowing natural light to flood the space while providing ample room for both a comfortable seating arrangement and a dedicated dining area. The adjoining kitchen has been thoughtfully fitted with a range of crisp white cabinetry, wood-effect work surfaces and stylish tiled splashbacks, with a selection of integrated and freestanding appliances included.

The well-proportioned double bedroom enjoys a desirable south-facing outlook, creating a bright and inviting space with plenty of room for bedroom furniture and storage. A stylish shower room completes the accommodation, featuring a glazed shower enclosure, modern two-piece suite, useful vanity storage, chrome ladder-style radiator and contemporary marble-effect wall panels.

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

Area Description

Lochend is a well-established residential district situated to the east of Edinburgh city centre, offering a mix of family homes and traditional tenement-style properties. The area benefits from a variety of local shops and amenities, with nearby Easter Road providing artisan retailers, delis, coffee shops, and convenience stores. Meadowbank Retail Park features a Sainsbury's supermarket, while the adjacent Meadowbank Sports Centre offers modern fitness and sporting facilities. A Morrisons superstore is located on nearby Portobello Road, and Fort Kinnaird retail park

provides a wide selection of high-street stores, restaurants, and a multiplex cinema. For outdoor recreation, Lochend Park sits at the heart of the area, with Holyrood Park, Arthur's Seat, and Portobello's seafront all within easy reach. The area is served by several well-regarded schools at all levels and is well-connected by regular bus services from Restalrig Avenue, London Road, and Portobello Road. Convenient road links to the A1 and A199 make this an accessible location for travel across the city and beyond.





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