



Flat 14, 12 Hawkhill Close, Edinburgh, , EH7 6FH

Tastefully Presented, Two-Bedroom, Fifth-Floor (Top) Apartment with Exceptional Views

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Property Description

Tastefully presented, two-bedroom, fifth-floor (top) apartment with a view of Arthur's Seat. Set in a modern residential development, located in the popular Easter Road area, north-east of Edinburgh city centre.

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

Highlights include an integrated kitchen, fitted bathroom suites, and contemporary flooring. In addition, there is double glazing, gas central heating, and excellent integrated storage.

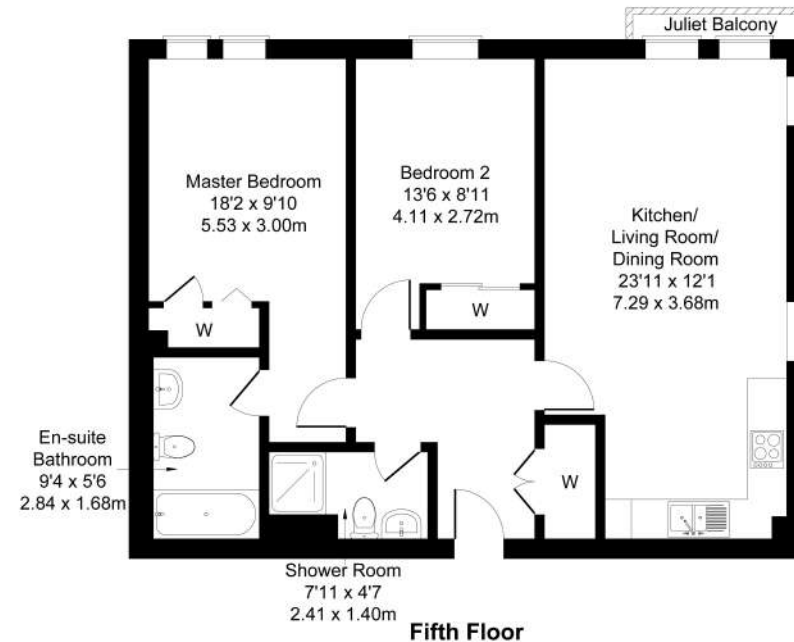
The development also provides a lift service, secured entry system, landscaped grounds, and a secure underground car park.

Upon entering the property, you are welcomed into the bright and spacious open-plan living room and kitchen, finished to a modern standard with contemporary flooring throughout. This well-designed living space provides a seamless and functional environment, ideal for both entertaining guests and relaxing. The living room further benefits from a Juliet balcony and a wall-mounted TV point. The kitchen has been finished to a modern standard, featuring contemporary countertops with matching upstands, a splashback, stainless steel sink with drainer, integrated oven and gas hob with canopy above, washing machine, and fridge/freezer.

Bedrooms one and two are both finished with light and tasteful décor, with both benefiting from built-in wardrobes, providing excellent additional storage space, along with matching flooring to the hallway. The master bedroom further benefits from an en-suite bathroom, providing added convenience. Completing the property is the shower room, comprising a modern three-piece suite with a shower cubicle.



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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

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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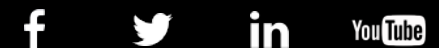
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