



6/6 Hawkhill Avenue,
Edinburgh, EH7 6BX



1 1 1 55 C

6/6 Hawkhill Avenue,
Edinburgh, EH7 6BX

Providing bright and well-presented accommodation is this lovely 2nd (top) floor flat. With gas central heating and double glazing, the property would make a fantastic first time buy.

The accommodation includes an entrance hallway with storage cupboard. The good sized lounge has bay window overlooking the front and door to the kitchen. The kitchen has window to the front, storage cupboard, breakfast bar and is fitted with a range of modern base and wall units with the oven, electric hob, fridge/freezer and washing machine to remain. The generous double bedroom has twin windows overlooking the rear and a fitted wardrobe. Completing the accommodation is the bathroom with window to the rear fitted with a three piece white suite with shower over the bath.

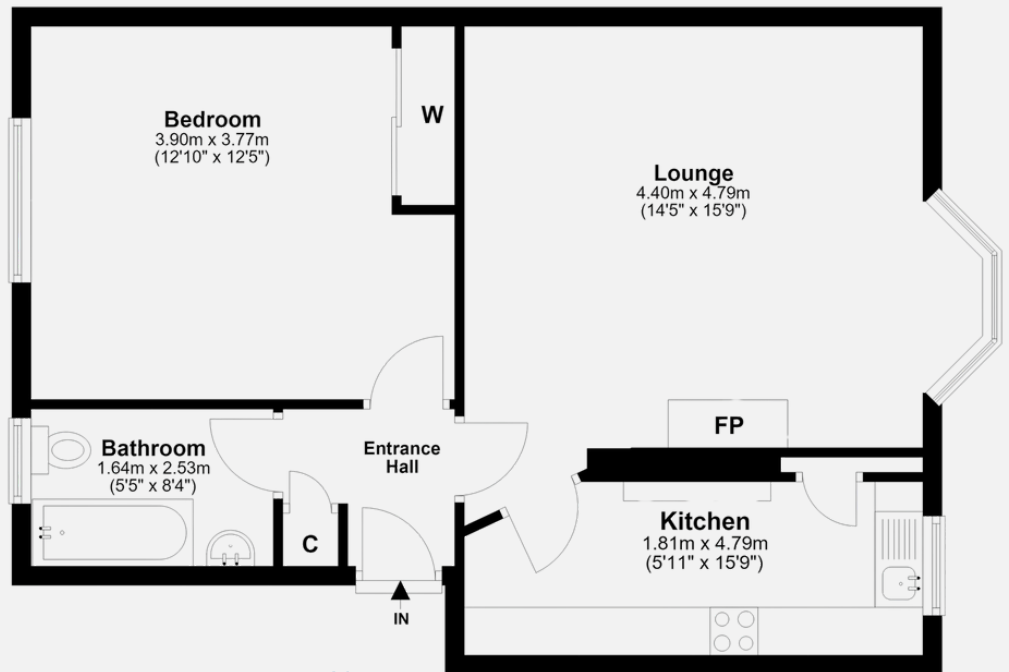
Externally to the rear there is a shared drying green and an exclusive area of garden.

Early viewing of this lovely home is essential to fully appreciate the good sized accommodation in this popular location.

Area Description

Lochend lies to the north of Hillside and Meadowbank, connecting with Leith Links to the north. Local shopping is available at a number of points in Lochend and the surrounding areas of Leith Walk, Easter Road and Meadowbank Retail Park. The vibrant Shore district of Leith, with its fashionable selection of bars, bistros and restaurants are located nearby. The area benefits from an excellent bus service, and the A1, city bypass and main motorway network are also close by.





Accommodation

Lounge: 4.4m x 4.8m (14'5" x 15'9")
Kitchen: 1.8m x 4.8m (5'11" x 15'9")
Bedroom: 3.9m x 3.78m (12'10" x 12'5")
Bathroom: 1.65m x 2.54m (5'5" x 8'4")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For your information or to register your interest, please contact:

Aberdein Considine
 40-44 Elm Row, Edinburgh, EH7 4AH
 47 Lothian Road, Edinburgh, EH1 2DJ
 0131 222 9000

edi@acandco.com
acandco.com

Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. Photographs: Photographs are reproduced for general information and it must not be inferred that any item is included for sale with



Aberdein Considine