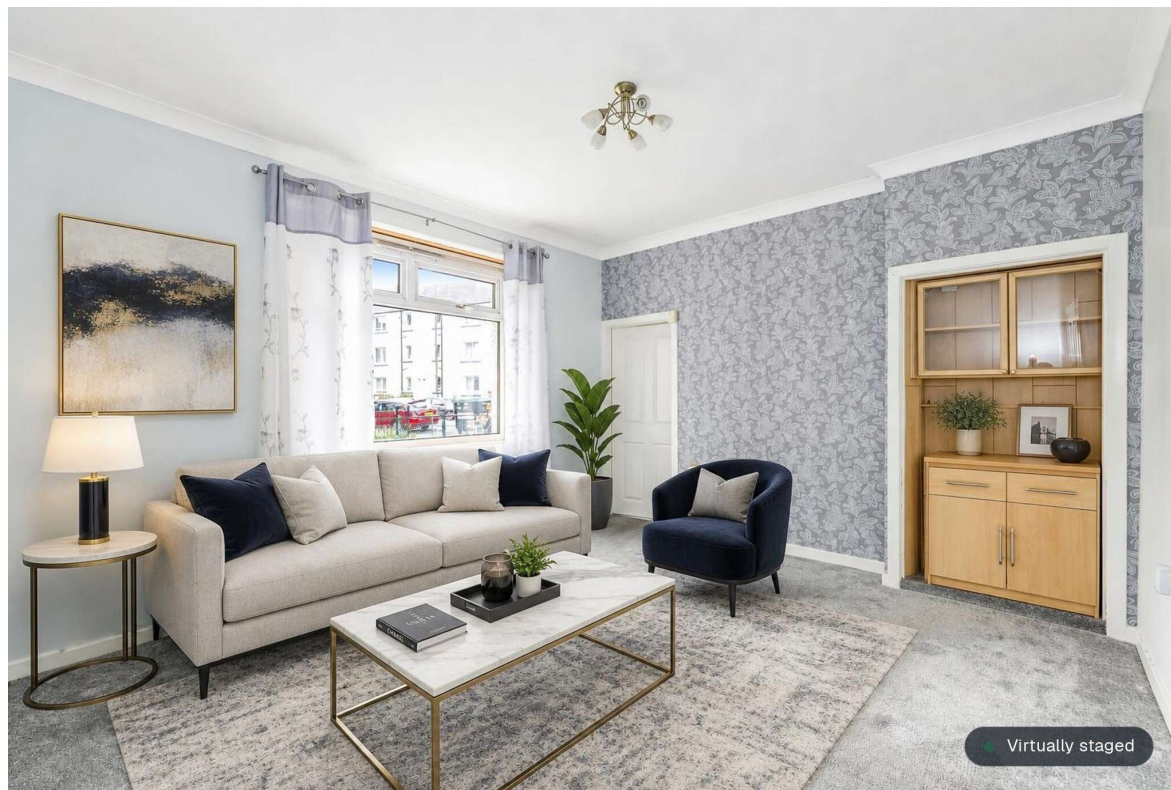




2/1 Hawkhill Avenue
LOCHEND | EDINBURGH | EH7 6BX


warner's
solicitors & estate agents



2/1 Hawkhill Avenue

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Bright and spacious ground floor apartment with private gardens and drive, situated on a corner spot set back from the road behind mature trees, conveniently placed for easy access to local amenities and transport links into the City Centre.

It's anticipated the property would make an ideal first time purchase or a downsize home due to the easy access accommodation and driveway. Benefits include generous sized rooms, more than ample storage space and large private gardens including a stretch of lawn and patio area for sitting out.

Living space -

- Living room with leafy outlook
- Kitchen
- Two double sized bedrooms
- Fully tiled wetroom fitted with electric shower
- Entrance hallway with storage space

Features -

- Built-in wardrobes in each bedroom
- Gas central heating
- Double glazing
- Security entryphone system into communal stair
- Private gardens to front and side
- Shared drying green
- Gated driveway

Council tax band B. Energy Rating D

All fixtures, fittings, integrated kitchen appliances, dishwasher, washing machine, curtains and blinds will be included in the sale.

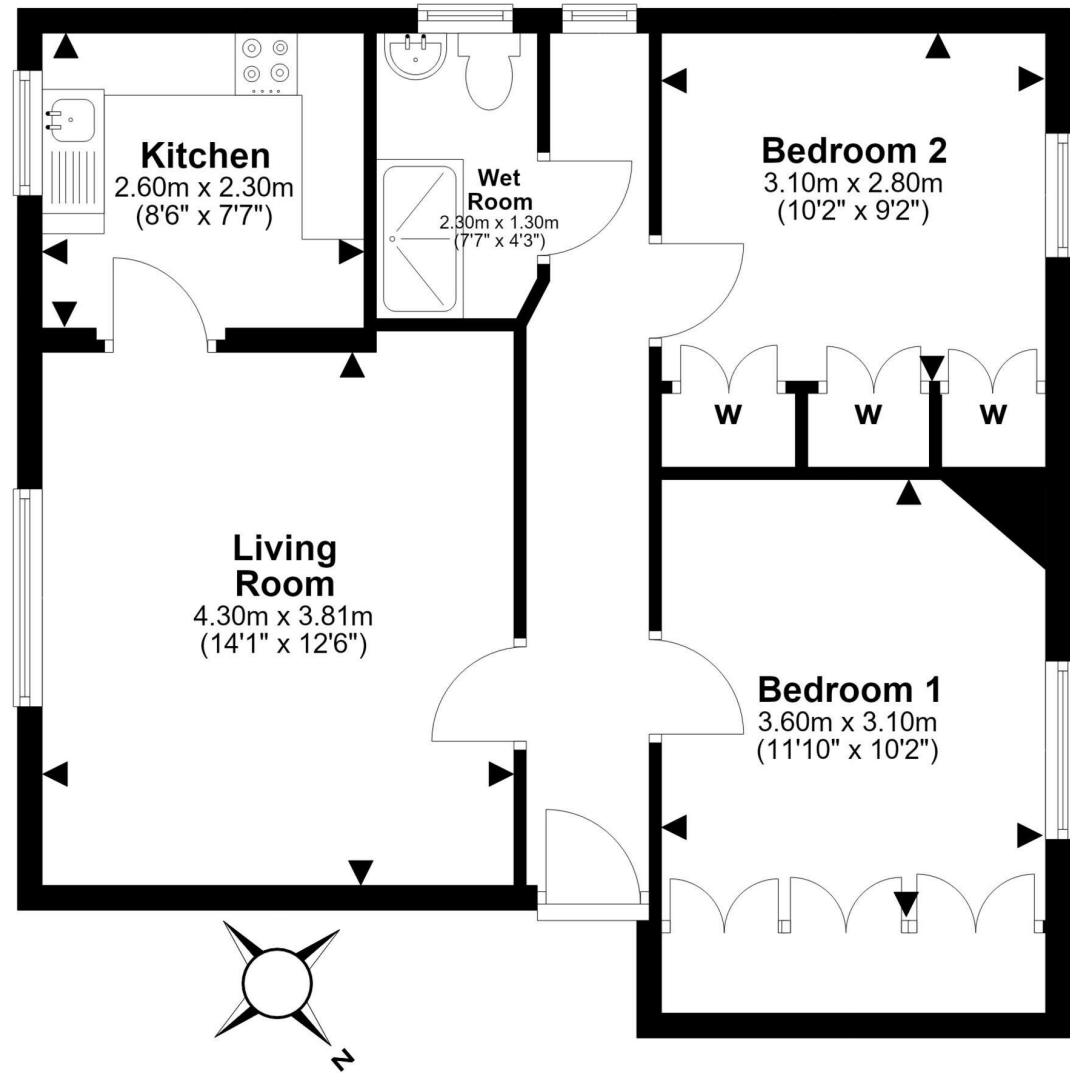
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

The popular Lochend area of Edinburgh lies to the east of the city centre. There is a good range of shopping outlets on hand including the Meadowbank retail complex, whilst a short drive away is the vibrant Shore area offering an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes, plus Ocean Terminal retail and leisure complex which includes a multi-screen cinema. Lochend Park is located nearby and Holyrood Park and Meadowbank Sports Centre are within easy reach. An efficient public transport network is on hand which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.