

4 (flat 7) Hawthornden Place, Leith, Edinburgh, EH7 4RG



#### 4 (flat 7) Hawthornden Place | Leith | Edinburgh | EH7 4RG

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##### Description

Impressive first floor flat quietly tucked away within an established development yet a short walk to an eclectic array of independent shops, pubs, cafes, and eateries as well fantastic transport links in and around the city. Offering an ideal property for a wide demographic, this recently upgraded flat provides comfortable and well appointed living space in walk-in condition. Enjoying a sunny south-facing aspect, this superb city pad offers an enticing opportunity for professionals wishing to live close to the city centre but with easy access to open green spaces.

##### Features

- Well-connected prime residential area close to superb amenities and excellent transport links
- Extremely spacious living/dining room
- Fitted kitchen
- Two double bedrooms with storage space
- Three piece suite bathroom with shower
- Electric panel heating and double glazing
- Secure entry system
- Residents permit parking

##### Extras

The oven, hob, washing machine and fridge/freezer are included.

##### Factor

The development is managed by Myreside Property Management for a monthly fee of approx. £80-£100 according to the vendor. This includes maintenance of communal areas and block buildings insurance.

EPC Rating: C

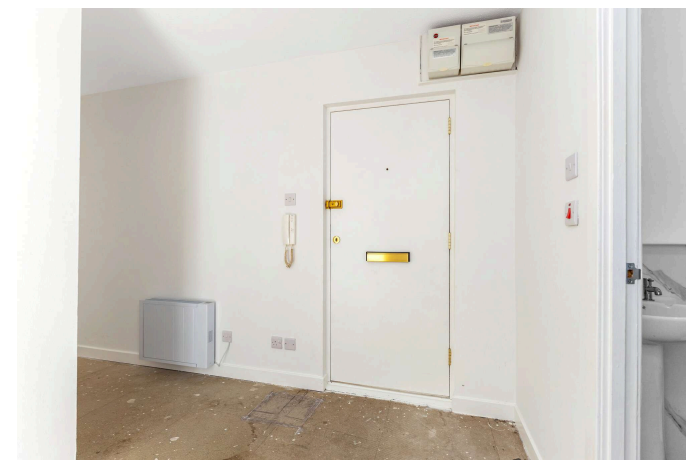
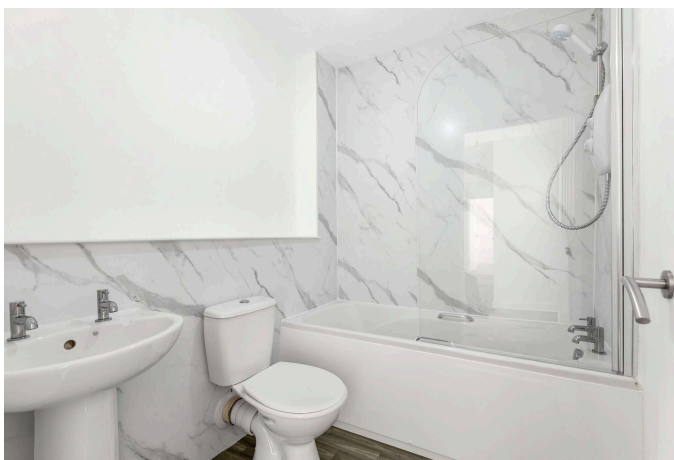
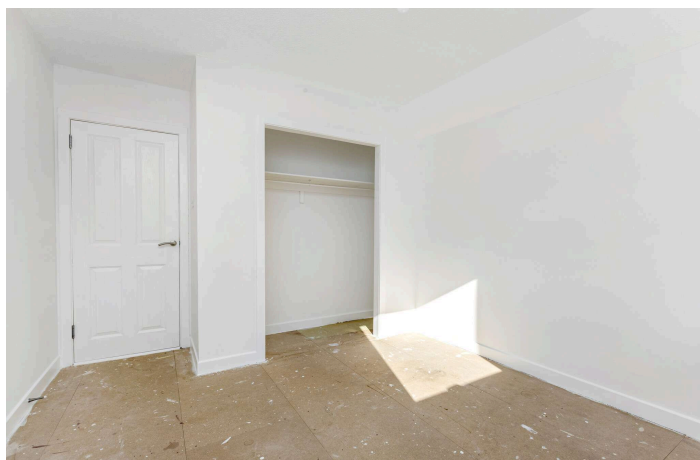


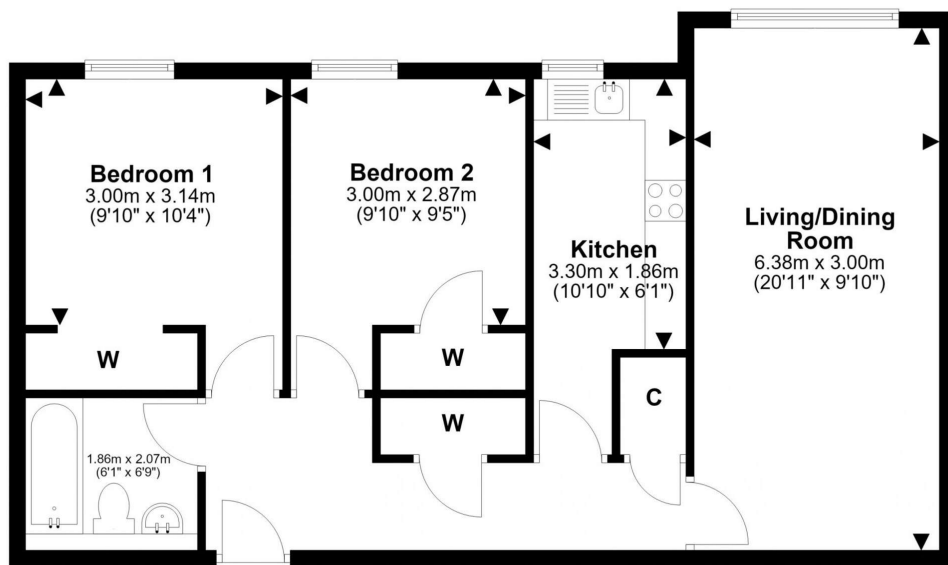
## Location

The vibrant and cosmopolitan area of Leith, named by Timeout as the coolest neighbourhood in the UK in recent years, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst the prestigious shopping and leisure destination of St James Quarter is a short walk away. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. It benefits from an excellent public transport system with 24-hour buses and a tram stop on Leith Walk which connects Leith to the city and to Edinburgh.

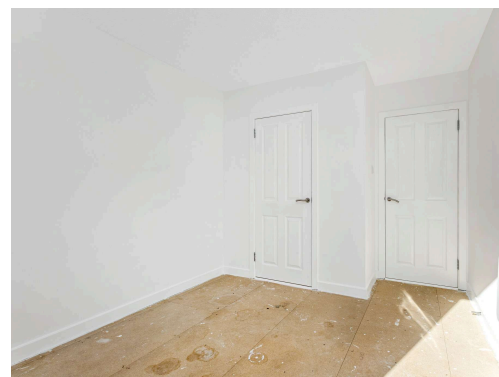
## Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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