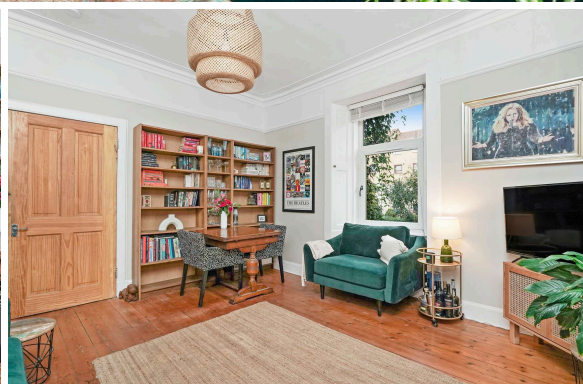




8 Hawthornbank Terrace
LEITH | EDINBURGH | EH6 4HQ


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Set within the ever-popular Leith colonies, this beautifully presented two-bedroom lower villa offers charming, well-proportioned accommodation, a versatile layout and a superb private front garden. Forming part of a traditional colonies property, the home is presented in immaculate order throughout and effortlessly combines period charm with stylish modern living. The property will appeal to a wide range of buyers, including first-time purchasers, professionals and those looking to downsize.

The accommodation is accessed via a welcoming entrance hallway and comprises a particularly attractive and spacious living room, with a charming log-burning stove creating a lovely focal point and a cosy atmosphere. The well-appointed kitchen offers a practical space for everyday cooking, while the generously proportioned principal bedroom provides a peaceful retreat with ample room for freestanding furniture. A further bedroom offers excellent flexibility and could equally serve as a home office, dressing room or guest bedroom, depending on individual requirements. A shower room completes the accommodation.

Externally, the property benefits from a stunning private front garden, predominantly laid to lawn and complemented by a delightful seating area, providing the perfect setting for outdoor dining, entertaining friends or simply relaxing in the sunshine. This wonderful outdoor space is a particularly appealing feature of the home and a rare find in such a convenient city location.

Ideally positioned close to Victoria park and the Water of Leith walkway, the property enjoys easy access to an excellent selection of independent shops, cafes, bars and restaurants, with the vibrant Shore district and its fashionable waterfront attractions also within easy reach. Regular public transport links, including nearby tram services, provide convenient connections to Edinburgh city centre and beyond.

- Beautifully presented two-bedroom lower villa
- Sought-after Leith colonies location
- Spacious living room with charming log burner
- Generous principal bedroom and versatile second bedroom
- Stunning front garden with lawn and seating area
- Excellent local amenities and transport links

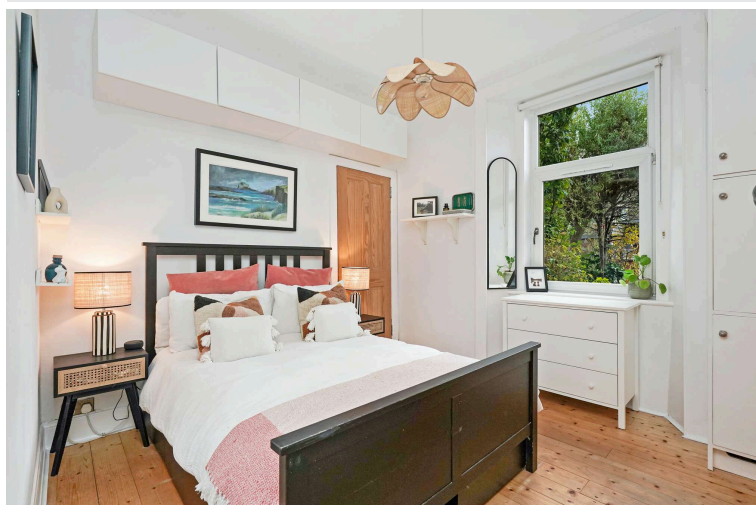
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

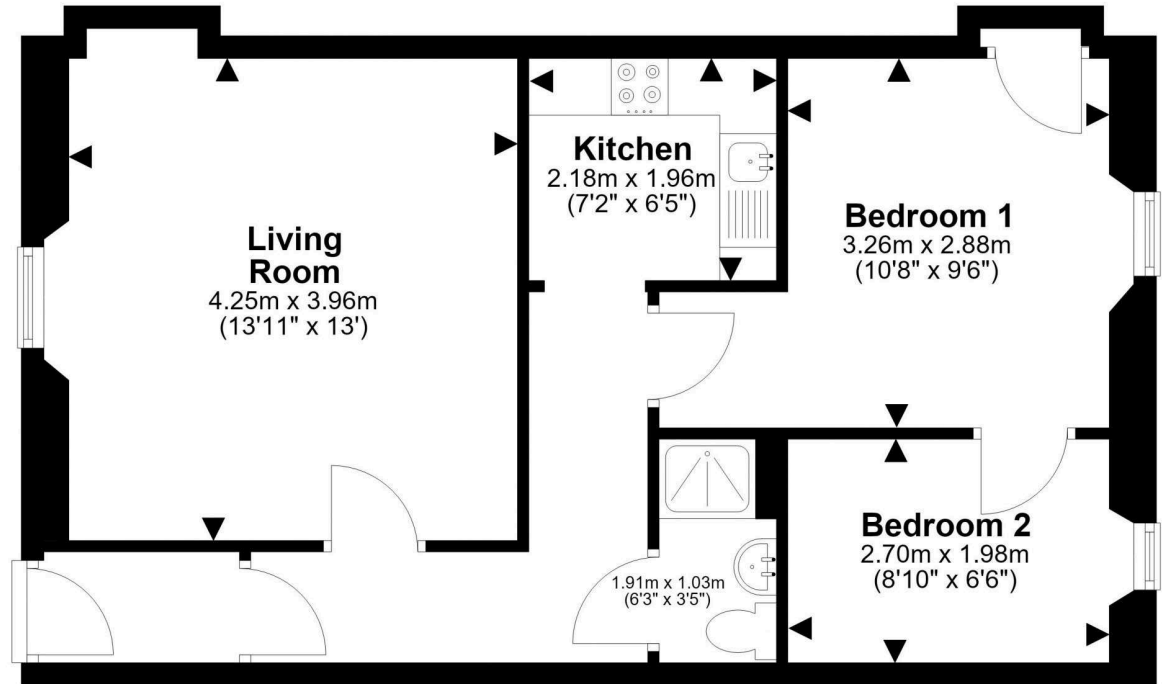


Energy Rating C. Council tax band B.

Included in the sale will be all blinds, the fridge, oven and hob. There is also a small dishwasher that could be included if required, along with the bed in bedroom 2, wardrobes in bedroom 1, and bookshelves in the living room.

The vibrant area of Leith is highly sought after – in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. 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 space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.





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.