

12/8 HAWKHILL

EDINBURGH, EH7 6LA

D.J.ALEXANDER
Sales & Lettings

12/8 HAWKHILL

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2 1 1

618 SQ FT *Allocated Parking*

PROPERTY OVERVIEW

- *Third-floor flat in factored development*
- *Bright and well-proportioned accommodation*
- *Welcoming hallway with two storage cupboards*
- *Spacious sitting/dining room*
- *Fitted kitchen*
- *Two bedrooms*
- *Modern shower room*
- *Loft access*
- *Gas central heating*
- *Communal grounds*
- *Locked bike store*
- *Allocated parking space*







Situated in the popular Hawkhill area of Edinburgh, this two bedroom third-floor flat in a factored development offers bright and well-proportioned accommodation, ideal for first-time buyers, professionals or those seeking a buy-to-let investment.

The property is entered via a welcoming hallway, which benefits from two useful storage cupboards. The sitting/dining room provides a pleasant space for relaxing and entertaining, while the kitchen is fitted with a range of wall and base units, complemented by a tiled splashback and space for freestanding appliances. There are two good sized bedrooms, both benefiting from storage with built-in wardrobes. Completing the accommodation is a modern shower room fitted with a walk-in shower cubicle, wash hand basin and WC.

Further benefits include access to a loft space, gas central heating, secure entry system, well-maintained communal grounds, locked bike store and an allocated parking space.

LOCATION

Hawkhill is situated within an established residential area to the east of Edinburgh city centre, offering a convenient setting with a good range of local amenities and access to the wider city. Everyday shopping needs are well catered for, with local convenience stores, supermarkets and a wider selection of shops, cafés, restaurants and other services available in nearby Easter Road, Leith and the city centre. For recreation, residents can enjoy the green spaces of Lochend Park, while Holyrood Park, Arthur's Seat and Leith Links provide further opportunities for outdoor activities and leisure. Meadowbank Sports Centre also offers a variety of sporting and fitness facilities. The area is well served by educational provision, with primary and secondary schooling available in the surrounding neighbourhood. Public transport links are convenient, with regular local bus services providing connections to Edinburgh city centre and neighbouring districts. Edinburgh Waverley railway station offers rail services to destinations across Scotland and the wider UK, while the tram network provides further connections across the city. Road links also offer access to the wider Edinburgh area and the city bypass, making Hawkhill a well-connected location for commuting and everyday travel.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.

Please note that some of the images have been virtually staged and are for illustrative purposes only.















Yasser Albassam
Senior Property Sales Valuer

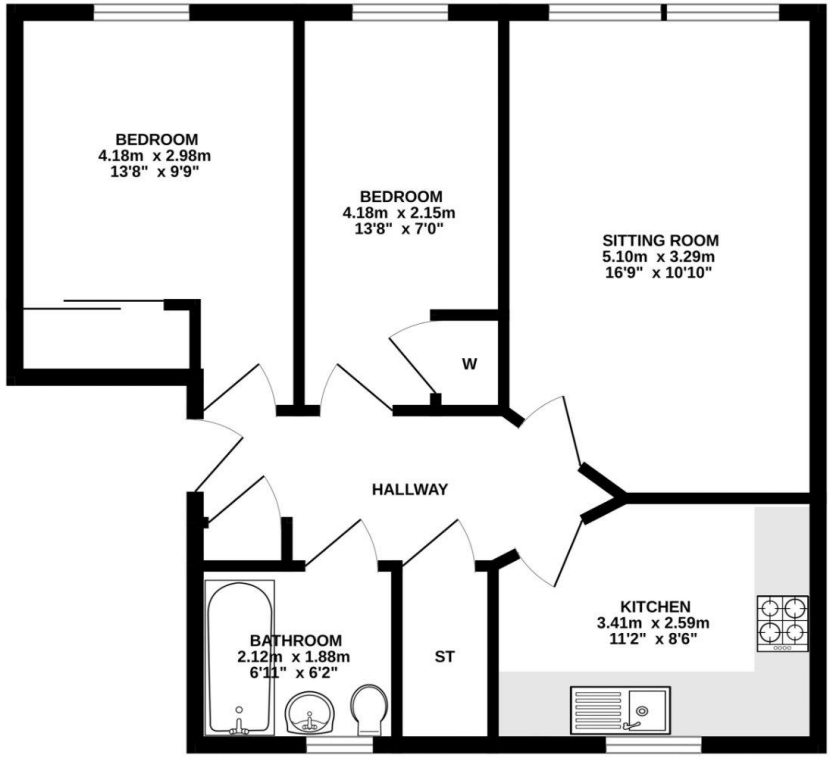
Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
0131 652 7313
propertysales@djalexander.co.uk

This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

Important Notice:
1: These particulars do not form part of an offer or a contract of sale.
2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer. 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale. 5: All services and appliances have not been tested for efficiency or safety and no warranty is given

3RD FLOOR
57.4 sq.m. (618 sq.ft.) approx.



12 HAWKHILL

TOTAL FLOOR AREA : 57.4 sq.m. (618 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Under the HMRC Anti Money Laundering legislation, all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds and required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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