



1/ 5 Hawkhill Close

Edinburgh, EH7 6AB

Offers Over £220,000


A Bright and Spacious Second Floor Flat with a Large Balcony & Secure Underground Parking, All Close To Shops & Bus Links

Key Features

- **-Living-Dining Room with Balcony**
- **-Kitchen**
- **-Master Bedroom with Ensuite Bathroom**
- **-Double Bedroom Two**
- **-Shower Room**
- **-Hallway**
- **-Abundant Integral Storage**
- **-DG & Gas CH**
- **-Lift Access**
- **-Private Underground Parking**



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This impressive 2-bedroom modern flat offers bright, well-proportioned accommodation with a spacious balcony and underground parking, ideally placed for easy access to local shopping and transport links to the city centre. Set within a contemporary, factored development, the property enjoys proximity to Lochend Park, Meadowbank Retail Park, and Easter Road, providing excellent local amenities, two major supermarkets, and a newly opened gym.

The generous living-dining room is bathed in natural light from wide panoramic windows and patio doors that open onto the full-width balcony, which provides an open aspect and views across to the Firth of Forth. The separate kitchen is fitted with an excellent range of storage units on three sides and includes an integral gas hob, stainless steel extractor, electric oven, tall fridge-freezer, and twin sink, complemented by a bright window adding natural light. The washing machine is also included.

The welcoming entrance hall includes three full-height integrated cupboards providing abundant storage, along with a secure entry phone system. The layout further comprises a stylish shower room with modern white sanitary ware, a corner shower enclosure, and a boiler-fed power shower.

The master bedroom is of generous proportions, featuring a built-in triple wardrobe and a private ensuite bathroom with ceramic tiling, a recessed storage area, and stylish sanitary ware. The second double bedroom also includes an integral sliding door wardrobe and ample space for additional furnishings.

Additional benefits include double glazing, gas central heating, lift access, and secure underground parking. Residents enjoy landscaped communal gardens maintained by Hacking & Paterson, with a current factoring cost of around £120 per month including buildings insurance.

This home combines comfort and convenience that could suit a professional couple, downsizer, or investor seeking an attractive city retreat within easy reach of central Edinburgh.

LOCATION

The Lochend area is a popular residential neighbourhood just to the east of Edinburgh city centre and offers the convenience of bus services to the city centre and beyond, plus good quality local shopping. Meadowbank Shopping Centre includes both a Sainsbury's and a Lidl supermarket and a new gym.

Easter Road provides a growing range of speciality shops and services and there is a diversity of further leisure options at, for example, The Omni Centre, Broughton Street or Leith Walk.

The wide open spaces of Holyrood Park and Arthur's Seat are within walking distance. Nearer to hand are Craigtinny Golf Course and Lochend Park.

The location offers local schooling from nursery level upward and the new Queen Margaret University at Musselburgh is relatively easily reached from this corner of Edinburgh. The recently completed Meadowbank Sports Centre and Stadium provides state of the art facilities.



“A very professional service. Communication and understanding of our needs was excellent, and agreements clearly defined. I would not hesitate to use their services again.”

(Patrick Lowe, Abbeyhill)

Making the Most of Your Property Search

Every stage of your property journey matters. Here are some friendly tips to help you navigate the search process effectively and considerately.

HOME REPORT OR VIEWING FIRST?: It's a common question, and there's no absolute, right or wrong answer. Home Reports offer valuable insight into a property's condition, but they can sometimes highlight issues in a way that feels **overly cautious**. So, some people decide against viewing a property without fully understanding the true nature of issues they perceive to be too negative. Additionally, Home Reports don't cover other, equally important aspects like the **neighbourhood, atmosphere, or layout**—all of which can only be truly appreciated in person.

If you're intrigued by a property, consider booking a viewing early on. Seeing it for yourself can help put the details of the Home Report into context and give you a more balanced impression, not just of the property, but also of Home Reports generally.

ARRANGING A VIEWING: There are often a few ways to book an appointment. If a phone number is provided, it's usually the quickest and simplest way to find a mutually convenient time. In any case, follow the booking instructions shown on the website. Booking a viewing isn't a commitment to buy—it's **simply your chance to explore the property**, so don't be bashful! Just remember that sellers and agents may have other commitments, so a little flexibility goes a long way.

BE COURTEOUS WITH COMMUNICATION: If you've requested information or expressed interest in viewing but change your mind, that's perfectly fine—**just let the other party know**. Texting can be a good option. A quick message saves time and avoids unnecessary follow-ups. It's a small courtesy that's always appreciated.

DURING THE VISIT: You're stepping into someone's home, so punctuality and respect make a big difference. **If you're running late, give a quick call or text**. There may be other viewers scheduled before or after you, so sticking to your appointment time helps everyone stay on track.

AFTER YOUR VIEWING: Prospective buyers are strongly advised to have their solicitor **note interest as soon as possible**, especially where a closing date may be set

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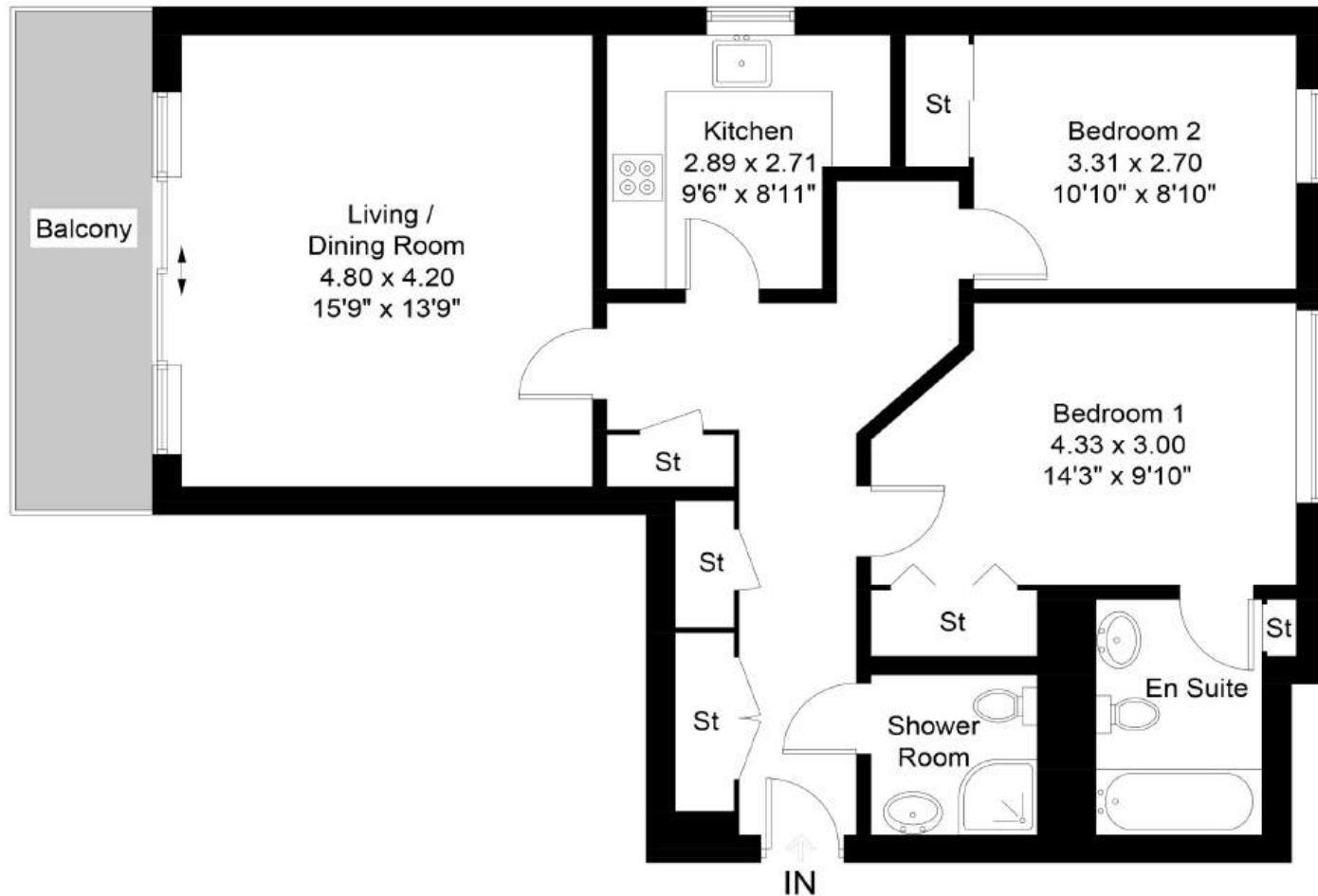
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Any offer should be made using the Combined Standard Clauses. Confirmation of what is included in the sale should be obtained via your solicitor. No services, appliances, or systems have been tested, and no warranty is given as to their condition or compliance with regulations. Council Tax banding should be verified with the relevant local authority.

These particulars do not form part of any contract. All information is provided in good faith and believed to be correct, but is not guaranteed. Prospective purchasers should not rely on them as statements of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy and the suitability of the property.

The seller is not bound to accept any offer, including those at or above the Fixed Price, where applicable. All content within this document is the copyright of Aikman Bell, Solicitors & Estate Agents, and may not be used or reproduced without written consent.

Hawkhill Close



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point. Not to scale.

Floor Plans