



# 5/9

**5/9 HAWKHILL CLOSE  
LOCHEND  
EDINBURGH  
EH7 6FD**

This spacious second floor flat forms part of a popular modern development which is situated close to excellent local amenities and within easy reach of the City Centre.

Secure entrance with passenger lift, reception hallway, lounge/dining room with balcony off, separate kitchen, 2 double bedrooms, master en-suite bathroom and shower room.  
Gas central heating and double glazing.

Shared gardens and residents underground parking.

**Offers Over £125,000**



[boutiquehouses.com](http://boutiquehouses.com)

**Russel+Aitken**  
solicitors and estate agents



#### GENERAL DESCRIPTION

This spacious second floor flat forms part of a popular modern development which is situated close to excellent local amenities and within easy reach of the City Centre. The internal layout comprises; a reception hallway with access to all main rooms and large storage cupboard off. The lounge/dining room has patio doors leading out onto a private enclosed balcony. The kitchen is a separate room with integrated appliances and window to the front. Both bedrooms are doubles with built-in wardrobes and bedroom one features an en-suite bathroom. Finally there is an internal shower room which features a white three piece suite. Externally there are shared garden grounds and residents underground parking.

#### SITUATION

The property is situated in the popular residential area of Lochend close to good local day to day shopping requirements. Further specialised shopping can be found on Easter Road and in the City Centre which is easily accessible. There are regular public transport services which pass close by and travel to many surrounding areas. Leisure and recreational facilities are also located close by and include Meadowbank Sports Centre and lovely walks around Arthur Seat and Holyrood Park. Good schooling can be found at primary and secondary levels within the vicinity.





**ACCOMMODATION**

(All sizes approximate and at widest point)

**LOUNGE / DINING ROOM**

16'7" x 15'4"      5.07m x 4.68m

**BALCONY**

10'3" x 4'2"      3.14m x 1.29m

**KITCHEN**

8'3" x 8'2"      2.51m x 2.49m

**BEDROOM 1**

14'1" x 10'11"      4.29m x 3.35m

**BEDROOM 2**

10'6" x 9'4"      3.20m x 2.84m

**EN-SUITE BATHROOM**

7'10" x 5'7"      2.38m x 1.71m

**SHOWER ROOM**

5'8" x 5'6"      1.72m x 1.67m

**ENTRY**

By Arrangement

**VIEWING**

By appointment contact Russel + Aitken on 0131 20 20 600.

**PRICE**

Offers over £125,000

**NOTES OF SALE**

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

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Schematic Diagram only - Not to scale