



## 3/21 Hawkhill Close

Price: Fixed Price £229,995

Viewing: Sunday 2-4 pm or contact Agents

- Reception hall
- Stunning open plan kitchen/diningroom/sittingroom with patio doors to roof terrace
- Master bedroom with built-in wardrobes and en-suite showerroom
- 2nd double bedroom with built-in wardrobes
- Bathroom with white suite and chrome shower fitting
- Attic storage space
- Gas central heating
- Double glazing
- Lift
- Video entryphone system
- Landscaped grounds
- Secure underground parking



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## General

This innovatively designed development is located on Hawkhill Place, just off Hawkhill Avenue, close to its junction with Lochend Road. A popular and convenient residential area approximately one mile to the east of the City and close to the wide open spaces of Leith Links. Both Easter Road and Leith Walk offer a tremendous variety of local shopping facilities ranging from small speciality shops to supermarkets. Leisurewise, some of the City's finest theatres and restaurants are easily accessible as are Leith's fashionable waterfront cafes, restaurants and bistros. A choice of good schools, from nursery through to senior level, are also immediately on hand.

Forming part of the 2020 Visio development by Westpoint Homes, this stunning penthouse apartment offers the ultimate in designer chic. Located at 5th floor level, Apartment 21 is accessed via a secure communal entrance, or by lift, and there is a communal bin store at ground floor level, also underground parking for the car owner. Internally the accommodation is decorated in soft contemporary tones complimented by laminate flooring, and a particular feature of this apartment is the double height ceiling in both the open plan kitchen/dining/sittingroom, and master bedroom. The open plan living area incorporates a cherry style kitchen with contrasting black worktops and stainless steel appliances, and there is ample space for a dining table and chairs. Patio doors from the sitting area lead out to the roof terrace, which is just perfect for entertaining and al fresco dining. The master bedroom has a fabulous en-suite showerroom, and there is a 2nd double bedroom, and a superb bathroom with white suite and chrome shower fitting. Storage facilities include fitted wardrobes in both bedrooms and a cupboard off the hall which gives access to further attic storage space. Comfort is provided by double glazing and a gas fired central heating system with combination boiler. Included in the sale are the light fittings, curtains, blinds, the dining table and chairs, the Electrolux integrated gas hob, electric oven, fridge/freezer, washer/dryer and dishwasher.

The development is factored by Redpath Bruce to whom a monthly charge is payable in respect of the upkeep of all communal areas including the landscaped grounds, lift maintenance, together with buildings insurance premium.



**Accommodation:**

Sittingroom/Diningroom	4.68 m x 4.38 m	15' 4" x 14' 4"
Kitchen	3.48 m x 2.64 m	11' 5" x 8' 8"
Master Bedroom	5.53 m x 3.40 m	18' 1" x 11' 2"
En-Suite Showerroom	2.14 m x 1.73 m	7' 3" x 5' 8"
Bedroom 2	3.42 m x 3.38 m	11' 2" x 11'
Bathroom	2.60 m x 1.67 m	8' 6" x 5' 6"





Property by **mac|achlan  
mackenzie**  
solicitors



These particulars do not form part of any contract. While every effort has been made to ensure their accuracy, the statements contained herein are not guaranteed. In particular:

- (a) measurements have been taken by sonic device and are approximate only;
- (b) services and appliances have not been tested for efficiency or safety;
- (c) no warranties are given as to the compliance with any regulations. Intending purchasers should satisfy themselves on these and other matters.