



FOR SALE  
  
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REAL ESTATE

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Property

17/2 Hawkhill, Edinburgh

Offers Over £180,000





### Fantastic 2 Bedroom Flat

Nicole McFarlane and RE/MAX Property proudly present this second-floor flat featuring two bedrooms, a lounge, kitchen, family bathroom, and a spacious storage cupboard ideal for use as an office space.

This inviting property offers a harmonious blend of comfort and practicality throughout its well-appointed rooms. Both Bedroom One and Bedroom Two offer generous space, adorned with wood laminate flooring and abundant natural light streaming through front-facing windows. Bedroom One features double fitted wardrobes, providing ample storage space and maintaining a sleek, uncluttered look. Additionally, Bedroom Two boasts large cupboards, offering further storage solutions.

The large storage room provides versatility as a potential home office. The entrance hall seamlessly connects all areas, including a bright lounge with expansive views, a fully equipped kitchen boasting a breakfast bar and contemporary appliances, and a tiled family bathroom complete with essential fixtures.

Additional highlights of this property include allocated parking situated conveniently behind the flat, complemented by thoughtful features such as centre lights, radiators ensuring comfort, and a secure door entry system.

some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

Freehold Property

Council Tax Band: TBC

Factor Fee: TBC





These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Leith, situated north of Edinburgh's city center, is a vibrant neighborhood celebrated for its maritime heritage, diverse dining scene focused on seafood, and lively community atmosphere. It features cultural landmarks such as the Royal Yacht Britannia and hosts regular festivals and markets that showcase local arts and crafts. Leith offers a mix of historic buildings and modern developments, with convenient transportation links to Edinburgh's city center and beyond. The neighborhood is also home to a variety of schools catering to different educational needs, along with a range of shops, including local markets and boutiques, providing residents with essential amenities and unique shopping experiences.



### Entrance hall

The entrance hall features a center light fixture and elegant wood laminate flooring, creating a welcoming atmosphere. It provides convenient access to Bedroom One, Bedroom Two, the large storage room (which could be an ideal home office), the lounge, kitchen, and bathroom. The hall is equipped with a radiator for added comfort and a door entry system for enhanced security and convenience.

### Bedroom One

14' 6" x 9' 11" (4.42m x 3.01m)

This generously sized and beautifully illuminated bedroom boasts a large front-facing window, bathing the room in natural light throughout the day. In the evening, a central light fixture ensures a warm and welcoming ambiance. The elegant wood laminate flooring adds a touch of sophistication and warmth to the space. Efficient heating is provided by a radiator, ensuring comfort during the colder months. The bedroom also features double fitted wardrobes, offering ample storage and maintaining a sleek, uncluttered look. With plenty of space to accommodate a double bed and additional free-standing furniture, this room is both functional and inviting.

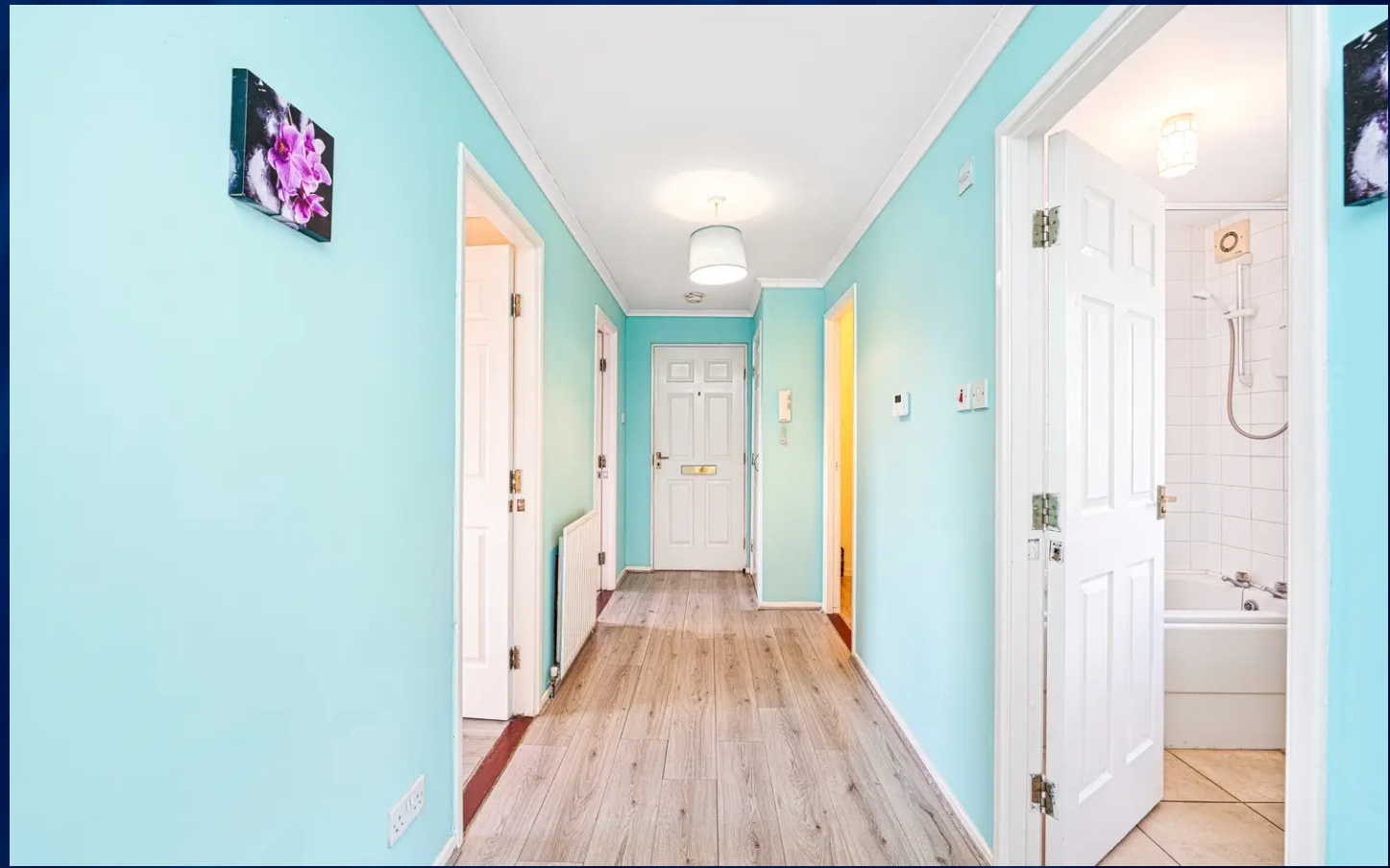
### Large storage room

This versatile and spacious storage room offers ample potential to be transformed into a fantastic home office. It features a center light fixture for optimal illumination and wood laminate flooring that provides a modern and polished look. With its generous size, this room can easily accommodate office furniture and equipment, creating a productive and comfortable workspace.

### Bedroom two

9' 8" x 7' 6" (2.95m x 2.29m)

This well-proportioned bedroom boasts a front-facing window, which allows plenty of natural light to fill the room. It features stylish wood laminate flooring and a centrally positioned light fixture for even illumination. A double fitted wardrobe provides ample storage space, keeping the room clutter-free. The room is generously sized, offering plenty of space for a double bed and additional furnishings, making it both practical and inviting.





### Family Bathroom

7' 7" x 5' 6" (2.30m x 1.68m)

The family bathroom is fully tiled, creating a clean and modern look. It features a center light for bright illumination and splashback tiles that add a touch of style and practicality. The bathroom is equipped with a sink, WC, and a bath with an electric shower. A rear view window allows natural light to brighten the space while providing ventilation.

### Lounge

15' 5" x 11' 6" (4.71m x 3.51m)

The lounge is a bright and spacious room, featuring a large front view window that allows plenty of natural light to flood the space. It boasts laminate wood-effect flooring and a centrally positioned light fixture for a warm and inviting ambiance. The room includes a radiator for added comfort and offers ample space for free-standing furniture. The lovely outlook enhances the overall charm of this welcoming living area.

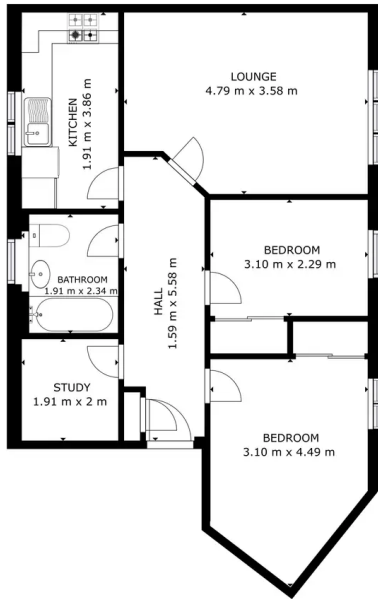
### Kitchen

12' 5" x 6' 1" (3.78m x 1.85m)

The kitchen is a lovely and bright space, featuring a rear view window that allows natural light to illuminate the room. It has vinyl flooring, a radiator for added comfort, and modern spotlights. The kitchen includes a breakfast bar and splashback tiles, adding both functionality and style. A stainless steel sink with a mixer tap is complemented by a gas hob, oven, and extractor. Additionally, a washing machine and a free-standing fridge freezer are being gifted by the current owner, though they come with no guarantees.







GROSS INTERNAL AREA  
 FLOOR 1: 63.76 m<sup>2</sup>  
 TOTAL: 63.76 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC



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The Home Report





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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.