

7/2 Hawkhill Close, Lochend, Edinburgh, EH7 6FE

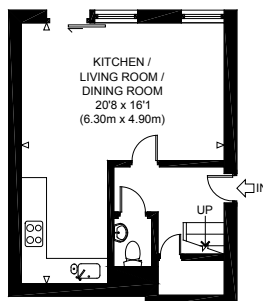
A modern duplex apartment within a popular central development located off Easter Road with lift and private balcony being sold as an investment with tenants in situ.

Viewing: By appointment telephone D.J.Alexander Legal **0131 652 7313**
or email: **propertysales@djalexanderlegal.co.uk**

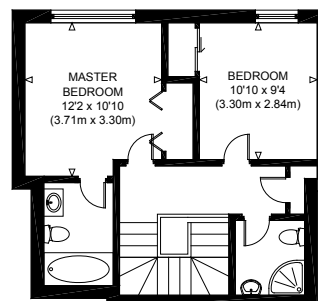
Offers in the region of £165,000



- Hall
- Open plan living/dining room/ kitchen with balcony off
- Master bedroom with en-suite bathroom
- One further bedroom
- Shower room
- WC
- Gas central heating
- Double glazing
- Unrestricted resident's parking
- Gross yield 5% (based on rent of £700 and Home Report value)



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 332 SQ FT / 30.8 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 472 SQ FT / 43.9 SQ M

HAWKHILL CLOSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 804 SQ FT / 74.7 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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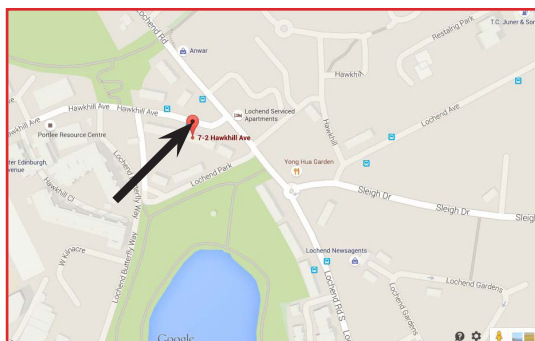
www.photographyandfloorplans.co.uk

Situation

The property is located in Lochend which lies less than one mile east of the city centre. The immediate area provides an excellent array of amenities including established schools, banks, a post office, numerous local shops, bars, restaurants and coffee shops. Supermarket shopping is available at Lochend or Sainsbury's in Meadowbank. Recreational facilities include Lochend Public Park and Hibernian Football Stadium. In addition, there are sporting facilities at Meadowbank sports stadium and entertainment at The Playhouse Theatre and the Vue leisure and cinema complex at the top of Leith Walk. The property is ideally located for accessing the city centre by foot or bus as both nearby Easter Road and London Road are served by many buses.

Description

This modern two bedroom duplex apartment is set over two levels and is accessed via a security entry telephone. Located on the ground floor, the living room/diner/kitchen which has a balcony off the sitting area and is ideal for those who enjoy modern living. The kitchen has many integrated appliances including fridge/freezer, gas hob and oven. The VVC completes the accommodation on this level. On the first floor, the master bedroom benefits from a double built-in wardrobe and an ensuite bathroom. The second bedroom comes with built-in storage. A separate shower room and useful storage cupboard can also be located on the first floor. Boasting a yield of 5% the property would make an ideal buy-to-let investment as it is convenient for tenants who would enjoy life near the busy Easter Road area of East Edinburgh. Rental history available upon request.



Extras

The property is being sold with fitted flooring, integrated appliances and contents as viewed apart from the tenant's personal items. A full inventory is available upon request.

Factors

The building is managed by Hacking and Paterson at an approximate monthly charge of £97 per month which includes building insurance as well as the maintenance and upkeep of the communal areas within the development.

Council Tax

Band D

Energy Rating

Band C

D.J.Alexander Legal
Solicitors and Estate Agents

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Associated Websites



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. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer.