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18 Hawthornbank Terrace

Edinburgh, EH6 4HQ



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EPC

C



FREEHOLD

An excellent opportunity has arisen to acquire this charming, three bedroom, double-upper colony flat with a private front garden, set over two levels, located in a picturesque cul-de-sac in Leith, north of the city centre.

Description

An excellent opportunity has arisen to acquire this charming, three bedroom, double-upper colony flat with a private front garden, set over two levels, located in a picturesque cul-de-sac in Leith, north of the city centre. The lower level of the property begins with an entrance vestibule, leading to an internal hall which gives access to the living room with kitchen off, bedroom 1 with fitted wardrobes and WC. A carpeted staircase leads to the upper landing which gives access to large second double bedroom with fitted wardrobes and large bay window giving fantastic views of Edinburgh skyline including Edinburgh Castle and further bedroom with main bathroom. The property does now require upgrading and offers excellent potential to become a beautiful modern family home after upgrading works have been carried out by the new owner. The property further benefits from double glazed windows, gas central heating, a private sunny south west facing front garden and permit parking is available. Viewing is highly recommended to see what potential this lovely property has to offer.

Location

Leith has rapidly become one of the trendiest areas of Edinburgh. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk links the area to the city centre and has a truly impressive range of independent shops and outlets. The nearby Ocean Terminal provides further shopping opportunities, along with a large cinema, member's gym and restaurants. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the City Centre and beyond whilst the Edinburgh Tram line is within easy walking distance. The open green spaces of Pilrig Park, Victoria Park, Cramond, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach. Cycle paths and walkways are also closely accessible in the area giving access to many areas in Edinburgh and beyond.

Extras

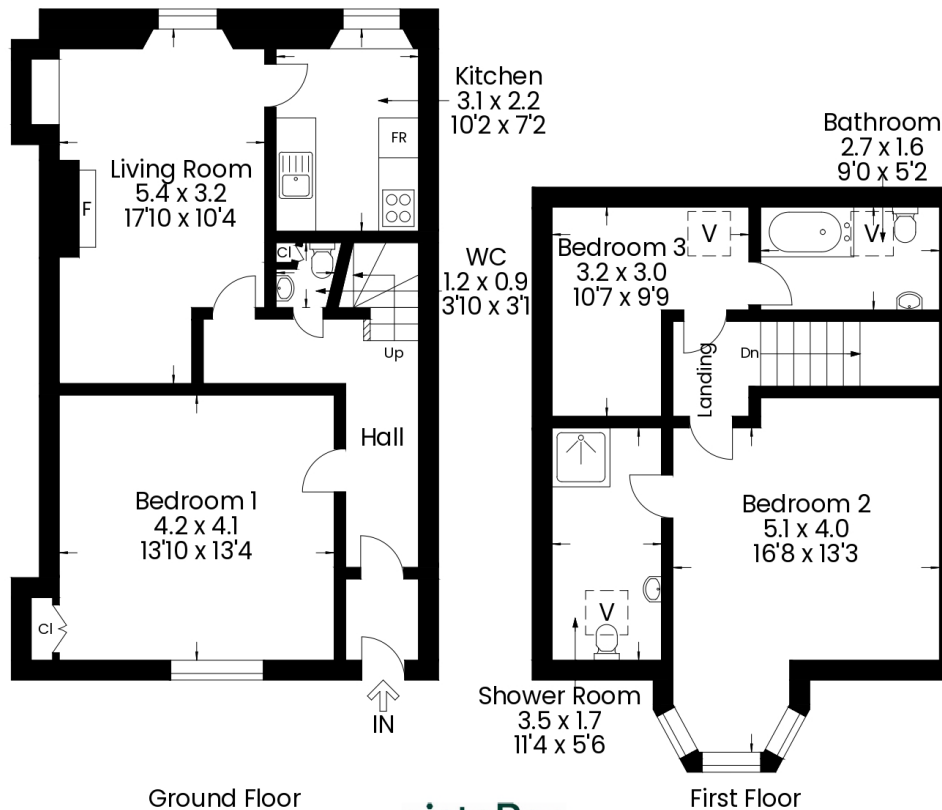
All fitted floor coverings, window furnishings, light fittings and all white goods in the kitchen which include fridge/freezer, washing machine and gas cooker.

Features

- Vestibule
- Entrance hall
- Lounge
- Kitchen
- WC
- 3 Bedrooms
- 1 Bathroom
- 1 Shower room
- Gas central heating
- Double glazed windows
- Private garden to the front
- Permit parking
- EPC rating - C
- Council Tax Band - D
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025



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