



36

Hamilton Drive,  
Duddingston, Edinburgh,  
EH15 1NP

FOR SALE

## Property Summary.

This is a particularly spacious and bright home laid out over one level with access to a large floored attic. Whilst well maintained, the property could now benefit from upgrading, offering any purchaser the opportunity to create a home to their own specification. As is the case with properties within the immediate vicinity, this property does offer excellent potential for extension into the attic and garage. (This would be subject to any purchaser obtaining the necessary permissions from the Local Authority.).

A gas fired combination central heating boiler serves panelled radiators throughout and an instant domestic hot water supply, complemented by double glazing, ensuring comfort and economy.

A driveway leads to a single car sized garage with private well tended gardens to the front and rear ensuring a tranquil environment.



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A charming detached traditional bungalow commanding a superb location beside Figgate Park and first class amenities.

The subjects comprise a detached traditional bungalow which forms part of a quiet residential area comprising of similar type properties which have proved to be popular with residential purchasers due to the first class amenities that are all on hand.

## Features.

-  Entrance Vestibule
-  Hall
-  Lounge with box bay window
-  Fitted kitchen
-  Three double bedrooms
-  Bathroom (presently formed as a wetroom)
-  Large floored attic with ramsay ladder
-  Private front and rear gardens
-  Drive-in and garage

## Extras.

All fitted carpets, blinds, curtains, light fittings and kitchen appliances. Please note the appliances will be sold as seen with no guarantees or warranties as to their working condition.





36

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## Floor Plans.

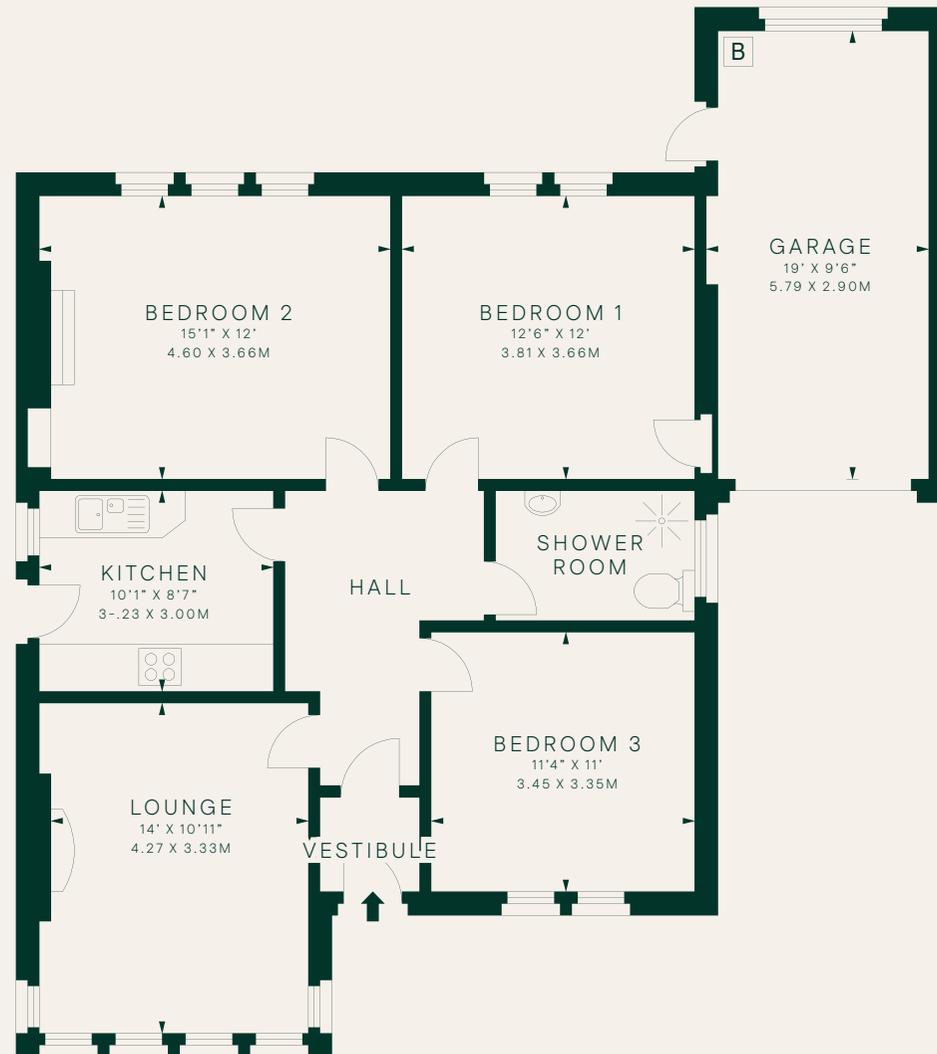
For illustrative purposes | Not to scale

Approximate Gross internal Area: 895 ft<sup>2</sup> / 83.15 m<sup>2</sup>

Approximate Garage Area: 173ft<sup>2</sup> / 16.07 m<sup>2</sup>

COUNCIL TAX BAND | F

ENTRY | Negotiable



## Location.

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Popular with families, the amenities are first class, with St Johns RC primary school on hand, and Portobello High School also within short walking distance. Of particular note is the stunning parkland and pond of Figgate Park which offers excellent outdoor recreational areas and walks, accessed from Hamilton Drive itself. There is a golf course, the beach and promenade of Portobello and a Bannatynes Health club at Newcraighall, a little further afield. Regular bus and a commuter train service from nearby Newcraighall, operate to and from Edinburgh's city centre and the surrounding areas. A main Asda store and Fort Kinnaird Retail Park are within close proximity.

## Contact.

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☎ 0131 662 1234

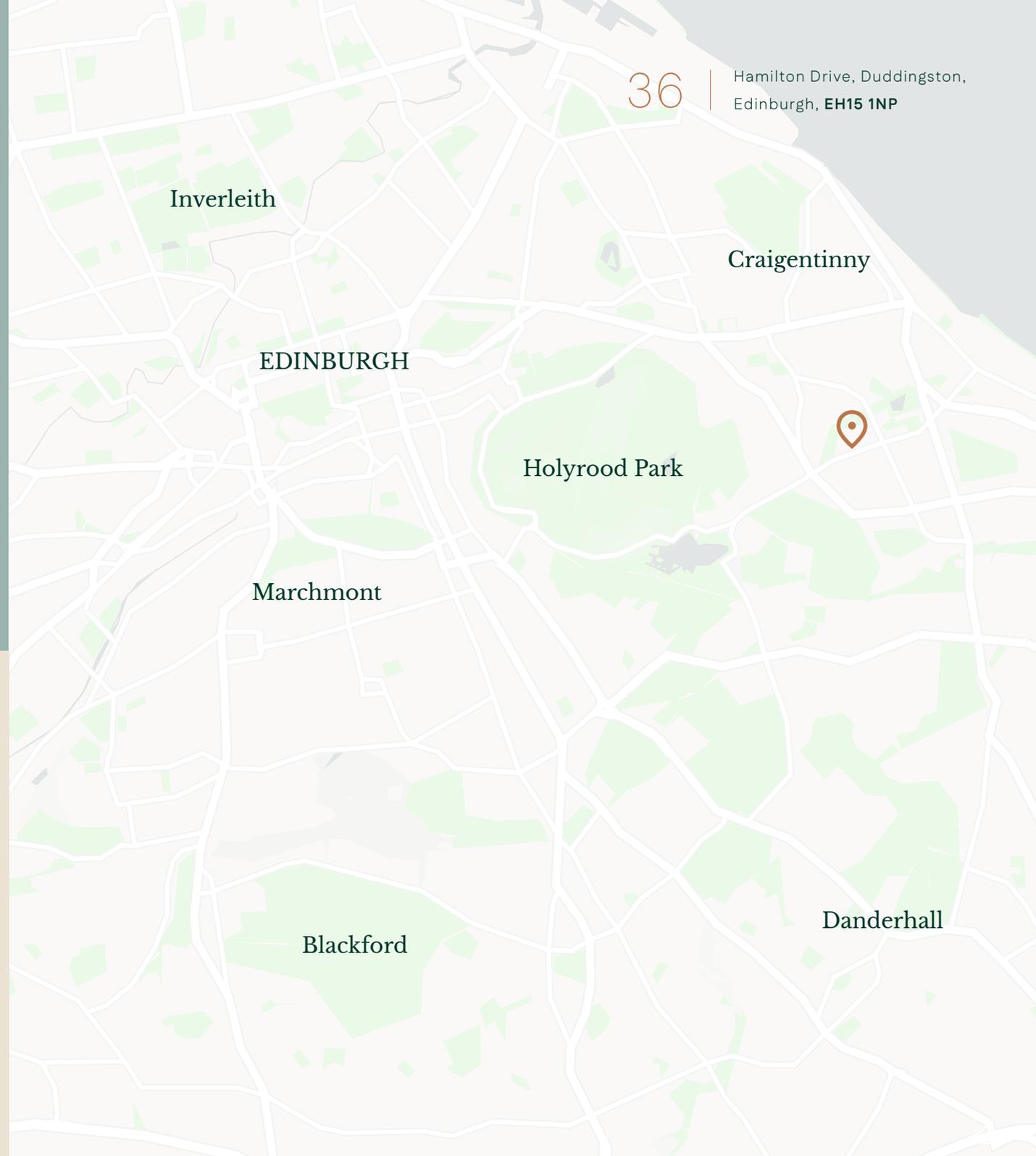
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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.



36

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Inverleith

EDINBURGH

Holyrood Park

Marchmont

Blackford

Danderhall

Craigtinny