



# 17 Hamilton Terrace

Duddingston, Edinburgh, EH15 1NB



VMH ESTATE AGENTS





## Appealing 3 bedroom semi-detached house with driveway, allocated parking space & lovely private garden

- Spacious sitting/dining room
- Kitchen leading to rear garden
- 2 double bedrooms
- Bedroom 3
- Shower room
- Large floored attic
- Desirable residential area
- Lovely gardens to the front & rear
- Driveway & parking space
- Electric heating
- Double glazed windows



**Offers Over: £350,000**

**EPC Rating: E**

**Council Tax: E**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

Located in the highly sought after residential area of Duddingston, this well proportioned semi-detached house is situated next to beautiful, leafy Figgate Park.

The property now requires some upgrading and modernisation but offers superb potential. The bright accommodation is well laid out over two levels and there is a large floored attic.

There is a driveway to the front and allocated parking space to the rear with access to the rear garden. The private gardens are well maintained with the lovely west-facing rear garden being fully enclosed.

## Extras

All fitted floor coverings, curtains, curtain poles, blinds, light fittings, oven, hob, extractor hood, fridge/freezer and washing machine are included in the sale price. The garden shed is also included in the sale price.

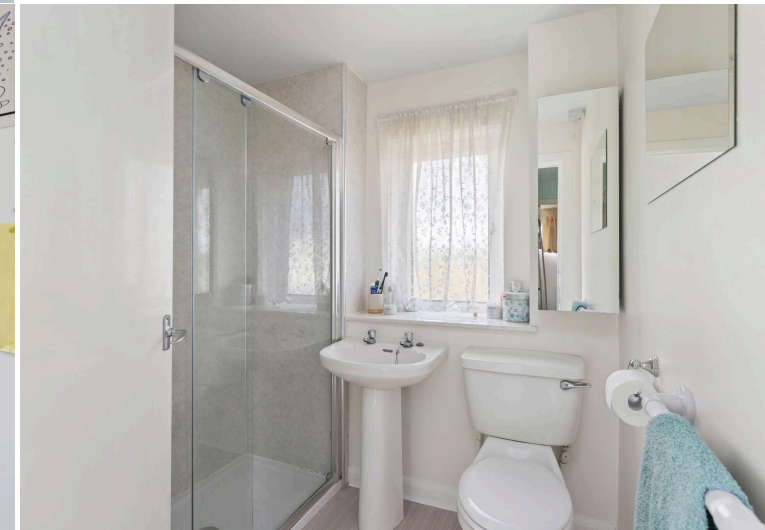






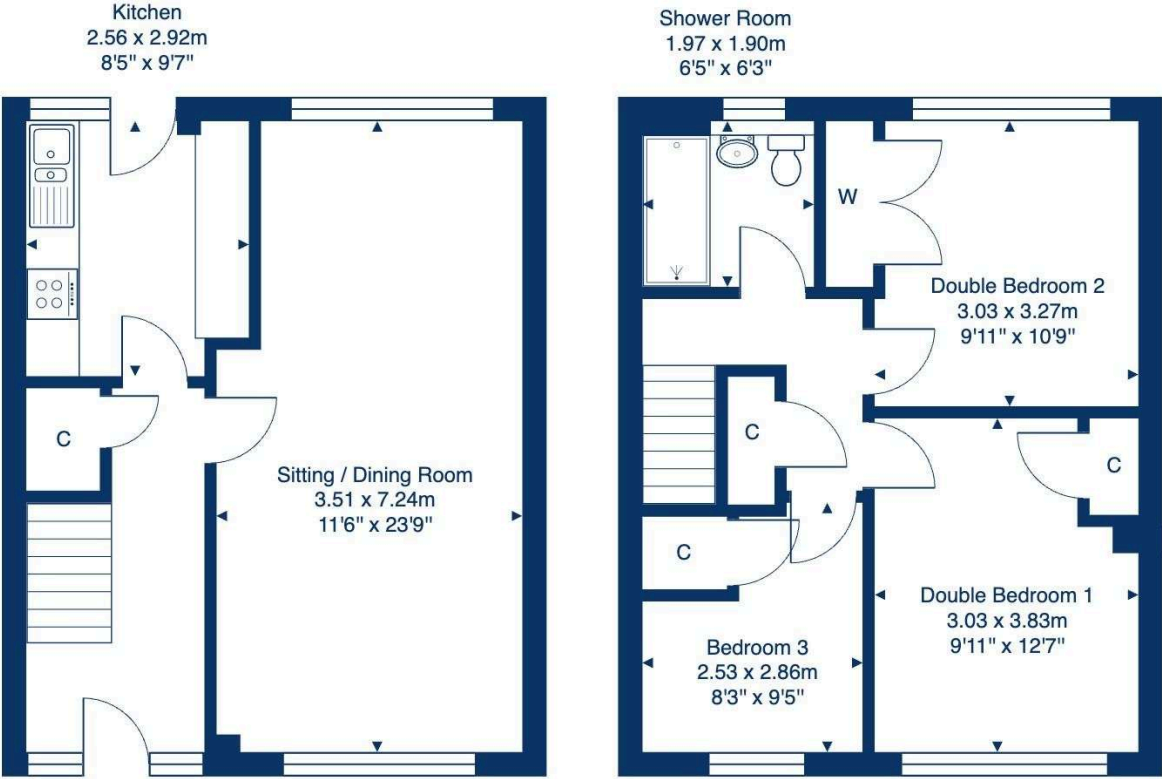
## Location

Duddingston is a highly sought after residential area lying to the east of the city centre. Duddingston Village, which is situated just up the road, has a 12th century Kirk and Edinburgh's oldest pub, The Sheep Heid Inn. Figgate Burn Park, Holyrood Park, Duddingston Loch and the Bawsinch Nature Reserve are also all close by offering a slice of the country in the heart of the city. Portobello is a short walk away and offers a good range of local shops and eateries, for larger shopping facilities there is a nearby supermarket and an extensive range of high street retailers at Fort Kinnaird. Good bus services run to and from the city centre and there is easy access to the city bypass and the A1.





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Ground Floor

First Floor

Total Area: 82.4 m<sup>2</sup> ... 887 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.