



9 Hamilton Drive West  
DUDDINGSTON | EDINBURGH | EH15 1NR

  
**warners**  
solicitors & estate agents



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Warners are proud to present this rarely available, spacious three-bedroom detached bungalow, set within the highly sought-after Duddingston area of Edinburgh.

Offering generous and versatile accommodation across two floors, this beautifully proportioned home features three public rooms and is ideal for families or downsizers alike.

The ground floor comprises a welcoming entrance hallway leading to a bright and spacious living room with a large bay window, flooding the space with natural light. The well-appointed kitchen connects to a charming conservatory, providing a peaceful setting overlooking the garden, perfect for morning coffee or relaxed entertaining.

A stylish family room offers additional living space and flows seamlessly to the central staircase. The property also benefits from a bathroom and a spacious double bedroom on the ground floor, ideal for guests or single-level living.

Upstairs, the first floor boasts two further generously sized double bedrooms with excellent storage, along with a modern family shower room.

Additional highlights include an integrated garage, private driveway, and well-maintained garden grounds. Located in the desirable Duddingston district, the property is within easy reach of local amenities, excellent schools, and transport links to the city centre.

Early viewing is highly recommended to fully appreciate the space, setting, and potential this delightful home has to offer.

- Spacious 3-bedroom detached bungalow in sought-after Duddingston area
- Three versatile public rooms including bright conservatory and family room
- Ground floor bedroom and shower room – ideal for flexible living
- Large integrated garage with private driveway
- Kitchen and bathrooms with well-planned layout
- Close to local amenities, schools, and excellent transport links

Energy Rating D. Council Tax Band F.

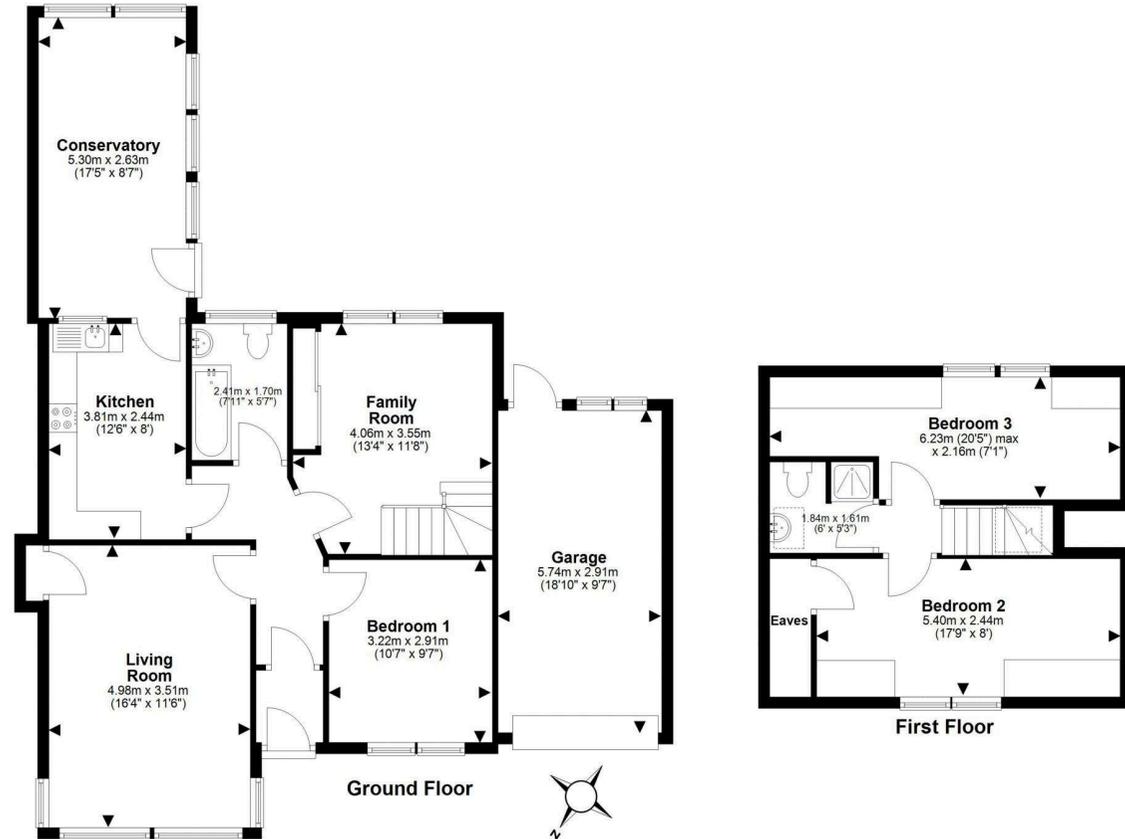
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Included in the sale will be the kitchen appliances (including fridge freezer, two chest freezers, two washing machines), curtains, sofas and beds. The upright piano can be included if desired.

Nestled at the foot of majestic Arthur's Seat, with the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the northeast, residents of Duddingston have some of the capital's most outstanding natural landscapes and views right on their doorstep. The area offers a range of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club or Portobello Golf Course. The area is served by fantastic local services and amenities, particularly on nearby Portobello High Street, which is lined with an array of traditional shops and businesses, plus several thriving cafes, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), the property is within the catchment area for excellent local schools, including Niddrie Mill Primary School and Castlebrae High School, and its proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.