

campbell
smith



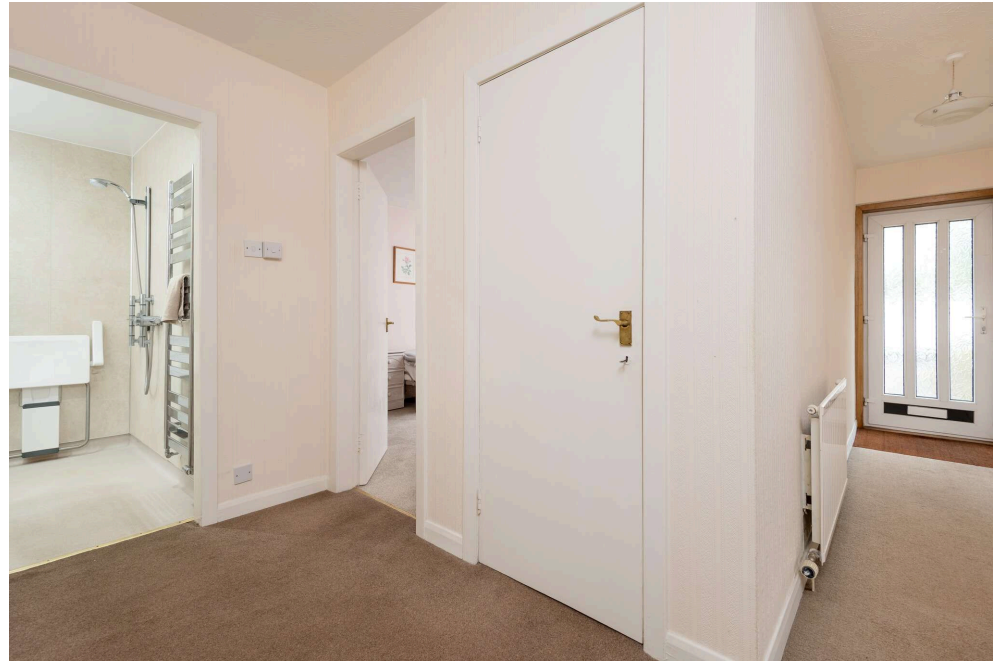
41 Hamilton Drive,
Edinburgh,
EH15 1NP



- Excellent main door lower villa flat
- Opposite Figgate Park
- Generous enclosed garden with southerly aspect
- Sitting room
- Kitchen
- 2 double bedrooms, both with built-in wardrobes
- Wet room
- Excellent storage
- Gas Central Heating
- Double glazing
- Front garden
- The property has access to off street private residents' parking and also has a private garage space currently used as a parking space

Offers Over : £275,000









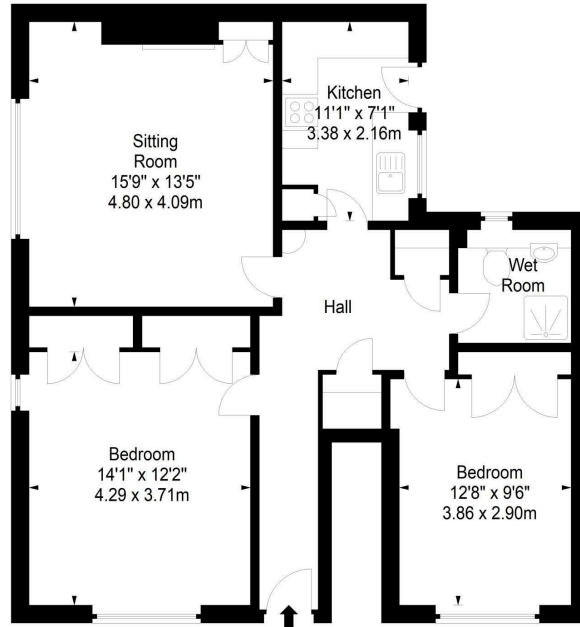




Hamilton Drive,
Edinburgh,
Midlothian, EH15 1NP



Approx. Gross Internal Area
836 Sq Ft - 77.66 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk

- Extras**
The fitted carpets, curtains, blinds and white goods in the kitchen are included. No warranty is given regarding the services, systems or any appliances. Furniture by separate negotiation
- Buses**
Duddingston Road - 12, Duddingston Park - 21, 49, Mountcastle Drive North - 5
- Shops**
Milton Road West, Asda at the Jewel
- Schools**
Duddingston PS, St John's RC PS, Portobello HS, Holy Road RC HS
- Parking**
The property has access to off street private residents' parking and also has a private garage space currently used as a parking space
- Council Tax Band - D**
- EPC - C**
- Factor**
None
- Viewing**
Telephone Campbell Smith on 0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.