



25 Hamilton Drive

EDINBURGH, EH15 1NP

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Peacefully situated in Edinburgh's popular Duddingston, this three-bedroom detached home offers a deceptively spacious and comfortable layout, complete with front and south-facing rear gardens and off-street parking. Entered via a gated driveway and front garden looking across to Figgate Park, the property opens into the hallway finished with attractive wood-inspired flooring and a neutral décor.

To the left, a generously proportioned sitting room spans the length of the home and benefits from a dual aspect. Featuring carpeting, a gas flame fireplace, and a calm colour palette, it provides an inviting space for relaxing or entertaining. Returning to the hallway, an impressive south-facing dining kitchen overlooks and opens onto the rear garden. Thoughtfully designed to maximise space, it features wood-effect wall and floor units and a metro-tiled splashback. There is ample room for additional freestanding appliances. The adjoining light and airy dining room offers an ideal setting for family meals and gatherings.

Upstairs, three bedrooms two well-proportioned doubles, each with built-in wardrobes and a versatile single, currently arranged as a seating area. Completing the layout is a stylish contemporary shower room with a chrome towel radiator, washbasin built into vanity and a hidden cistern WC.

Externally the south-facing rear garden blends a small lawn with borders and paving to create a peaceful and sunny alfresco retreat. The driveway and garage, accessed from the dining room, provide ample off-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, oven, extractor fan, washing machine, fridge-freezer and wine cooler will be included in the sale. Some furniture may be available by negotiation. *Please note there may be bare floor underneath, and removed skirting behind the large unit in the sitting room.



PROPERTY FEATURES

- Three-bedroom detached home
- Dual-aspect sitting room
- Spacious dining kitchen opening to the rear garden
- Three bedrooms, two doubles and a single
- Family shower room
- Front garden, and south-facing rear garden
- Driveway and integral garage
- Double glazing
- Gas central heating
- EPC - D
- Council tax band - F
- Tenure - Freehold

EDINBURGH & PORTOBELLO

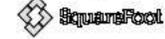
Situated to the east of Edinburgh city centre, Duddingston is a popular residential area. Overlooking Figgate Park, Hamilton Drive is conveniently located close to shopping facilities including Aldi in Portobello, a Morrisons, and Fort Kinnaird Retail Park, home to a wide range of high street retailers, restaurants, and an ODEON cinema.

Portobello High Street is only a 10 minute walk away and has a good range of independent shops and eateries plus a couple of supermarkets. There is monthly outdoor market in Brighton Park and the Town Hall is host to frequent shows and concerts. The Promenade is only a few minutes more walk away and is a bustling and vibrant place with a beautiful beach offering a range of activities including rowing, beach volleyball and an indoor Swimming pool with Edinburgh's only Victorian Turkish Baths. There is a Park Run in the Figgate Park on a Saturday and it is popular with bird watchers where you can spot Kingfishers and Water rail as well as otters and the occasional roe deer.

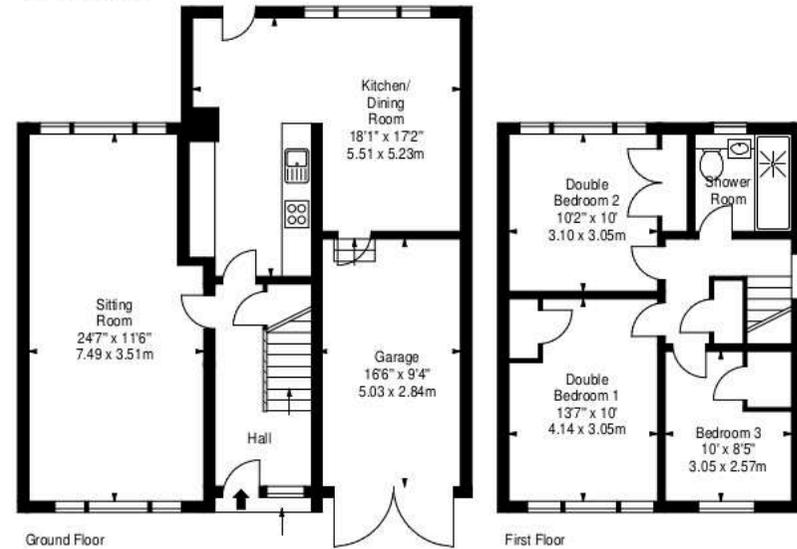
Well-regarded schooling is available locally with Duddingston Primary School, St John's RC Primary, Portobello High School, and Holyrood RC High School, and the area is ideally positioned for Queen Margaret University and Edinburgh College. Excellent transport links include nearby Brunstane railway station, providing regular services to Edinburgh Waverley, frequent bus routes to the city centre in under 30 minutes, and convenient access to the City Bypass and wider motorway network.



Hamilton Drive,
Edinburgh,
Midlothian, EH15 1NP



Approx. Gross Internal Area
1293 Sq Ft - 120.12 Sq M
(Including Garage)
For identification only. Not to scale.
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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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