



17 Hamilton Park,
DUDDINGSTON | EDINBURGH | EH15 1NW


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solicitors & estate agents



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Boasting an enviable cul-de-sac position next to leafy Figgate Park is this light and spacious traditional detached bungalow providing ideal accommodation for a couple or young family.

This is a highly regarded residential area within easy reach of neighbouring Portobello's sandy beach and an excellent choice of shops and cafes, plus good transport links into the City Centre.

Accommodation and highlights of the property -

- Entrance vestibule
- Bay window in living room with feature fireplace/living flame gas fire
- Kitchen fitted out with a range of white gloss units providing good storage space
- Principal double bedroom featuring wall to wall mirrored wardrobes
- Second double bedroom
- Bathroom with electric shower
- Pull down ladder access to floored attic storage
- Gas central heating and double glazing
- Private front garden
- Monobloc driveway
- Mostly enclosed rear garden including a lawn and patio for outdoor relaxation and a pathway directly accessing the Park

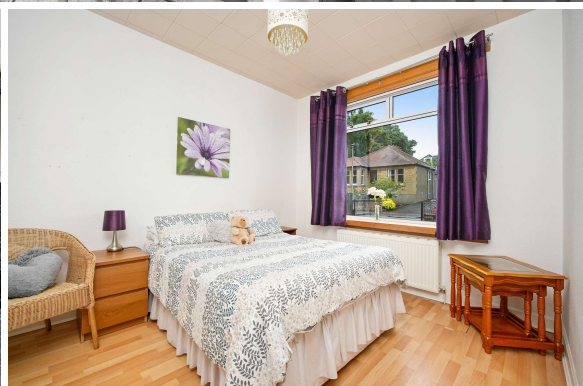
Council Tax band E, Energy Rating D.

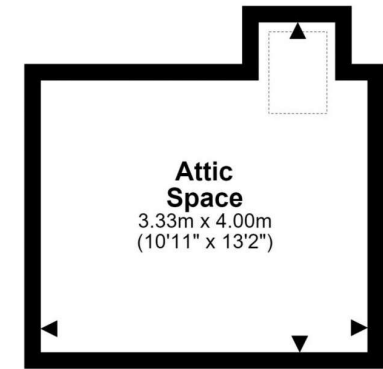
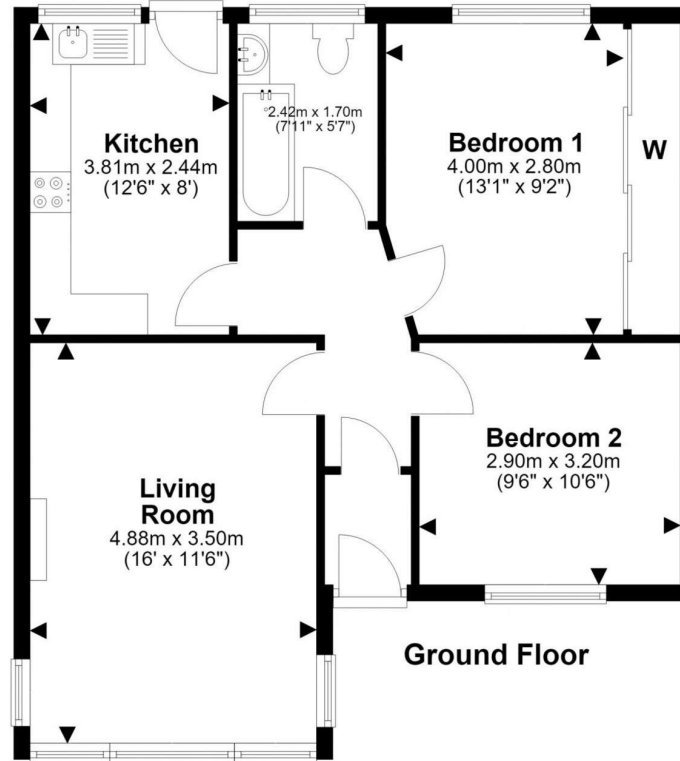
Extras: Fixtures and fittings, curtains, blinds, sofas, TV's, and all kitchen appliances to be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Located close to 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 cafés, pubs and restaurants. The Edinburgh City Bypass and A1 are easily accessible allowing swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links.





First Floor



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.