



13 Hamilton Terrace
Edinburgh, EH15 1NB



"13 Hamilton Terrace is an impressive, four bedroom mid-terraced Edwardian stone-built house"

- VESTIBULE
- ENTRANCE HALLWAY
- LIVING ROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN
- W.C
- SUN ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS





13 Hamilton Terrace, Portobello, Edinburgh, EH15 1NB





LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is a Morrisons Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and the Tweedbank Line. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of Nurseries, Primary and High Schooling. At further education level Edinburgh College and Queen Margaret University campus are nearby..

Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and Duiddingston Golf Club.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.



DESCRIPTION

13 Hamilton Terrace is an impressive, four bedroom mid-terraced Edwardian stone-built house, situated next to the picturesque Figgate Park. The property offers flexible and spacious family accommodation within the popular Portobello area of Edinburgh. The property retains a number of fine period features including decorative cornice work, fireplaces and staircase.

The accommodation comprises: storm doors with traditional entrance vestibule complete with encaustic floor tiles and stain glassed door; welcoming, bright and spacious "L" shaped reception hall with plenty storage cupboards, skylight which lets in an abundance of natural light and a wrought iron bannisters leading to 1st floor; well-proportioned bay-windowed living room with ornate corning and original fireplace; family room; dining room with tiled fireplace, log burner stove and Edwardian servant call bells (some of which are still working) leading to a well-equipped kitchen to the rear; Sun room with views over the enclosed, low maintenance landscaped rear garden; double bedroom one comes complete with a bay window, Edinburgh Press, storage cupboard and original marble fireplace; double bedroom two with storage cupboard and fireplace; double bedroom three; single bedroom four with fireplace and family bathroom with electric shower over bath.

Further benefits include: gas central heating, sash and case windows, front garden, enclosed rear garden mainly laid to lawn with mature shrubs and a small wildlife pond with working water fountain, perfect for relaxing and entertaining in the summer months with greenhouse and log store and on street parking.

The energy efficiency rating for this property is band D.

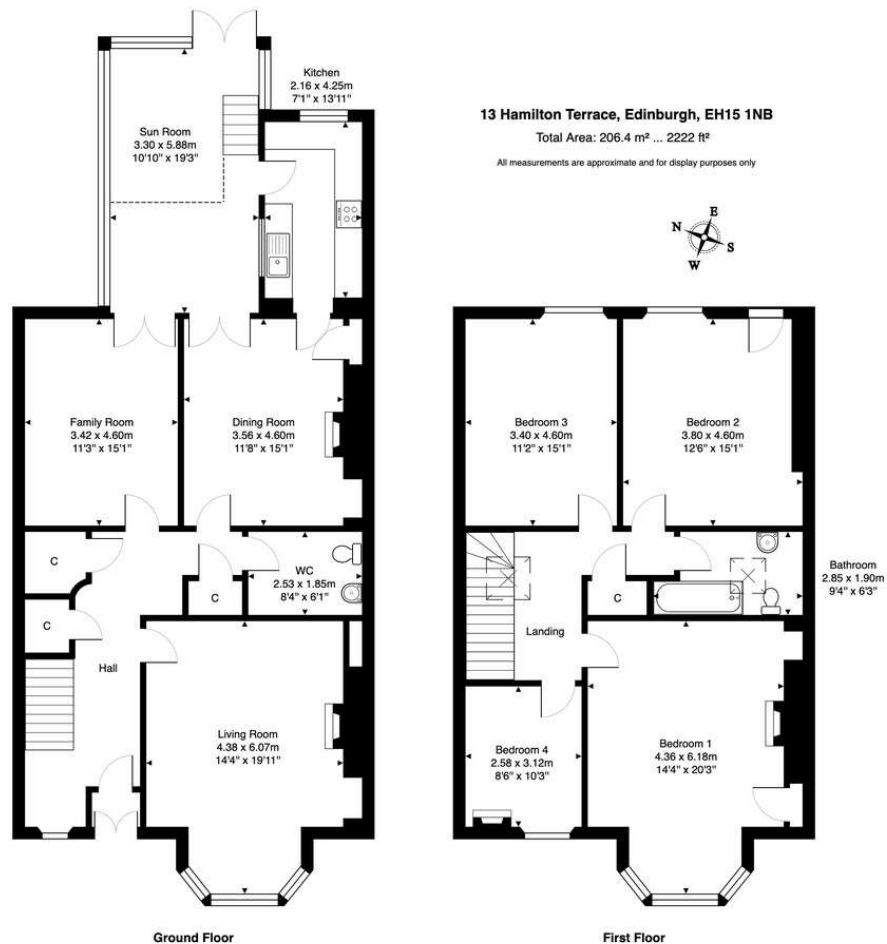
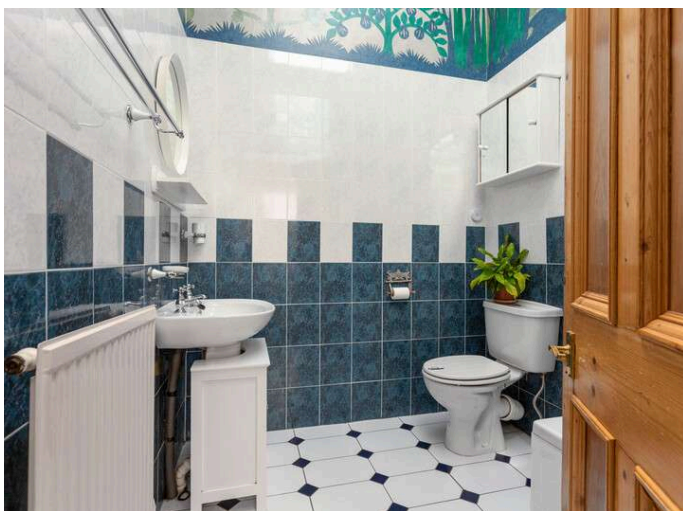
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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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