



5 Hamilton Grove
Edinburgh, EH15 1NJ

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"5 Hamilton Grove is an attractive detached bungalow, situated in a quiet residential cul-de-sac"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN
- CONSERVATORY
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- ATTIC SPACE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING
- CLOSE TO FIGGATE PARK
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





5 Hamilton Grove, Duddingston, Edinburgh, EH15 1NJ





LOCATION

Duddingston is a popular, thriving and vibrant residential area located to the east of the city centre. Portobello High Street has a varied range of services, shops such as a Sainsbury's Local, banks and eateries. Within easy reach there is an Asda 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. 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 nursery, primary, and secondary schools. At further education level are the refurbished Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided close by with Meadowbank Stadium, on the promenade by the Swim Centre, Portobello Gymnastics and Soft Play Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Duddingston 18 hole and Portobello 9 hole golf courses. Portobello Promenade and Beach are great for a relaxed stroll.

COUNCIL TAX

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



DESCRIPTION

5 Hamilton Grove is an attractive detached bungalow, situated in a quiet residential cul-de-sac within a short distance of Figgate Park and the vast amenities of Portobello.

The property comprises: entrance vestibule; welcoming hallway; bright and spacious, front facing living room with box bay window and cupboard; kitchen diner, large enough for a small table and chairs, as well as ample wall and base units; generous conservatory with access on to the enclosed rear garden; double bedroom one with cupboard; double bedroom two and family bathroom with three piece suite, shower over the bath and heated towel rail. The attic has been floored and is currently being used as a double bedroom.

Further benefits include gas central heating, double glazing, front garden, private enclosed south-west facing rear garden mostly laid to lawn with garden shed, on street parking, good local amenities and excellent transport links.

EPC RATING

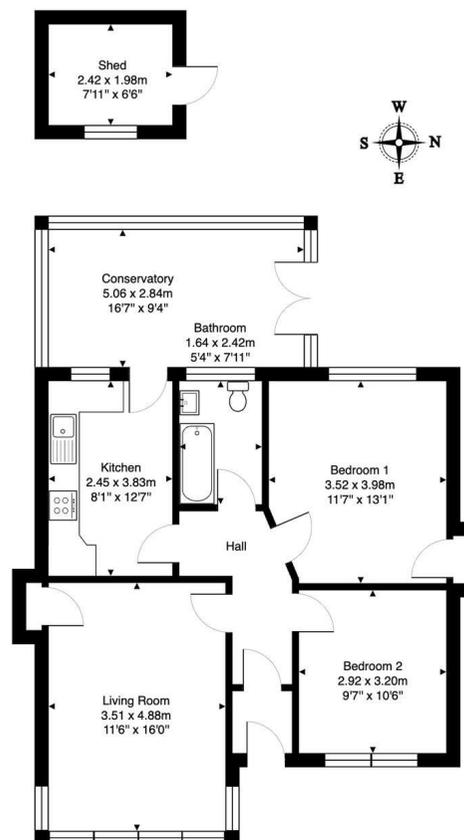
The energy efficiency rating for this property is band D





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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 83.9 m² ... 903 ft²

All measurements are approximate and for display purposes only

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