

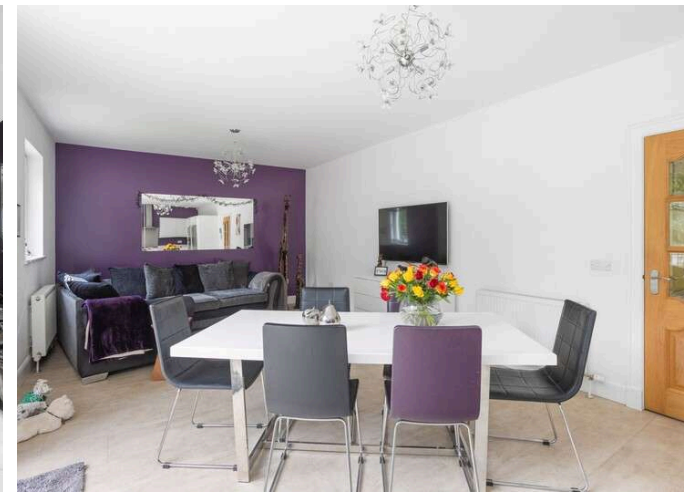


**8 Hamilton Drive West**  
Edinburgh, EH15 1NR

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# "8 Hamilton Drive West is an immaculately presented and generously extended detached bungalow"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING/SITTING ROOM
- DOWNSTAIRS BATHROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- BEDROOM FIVE (DOUBLE)
- UPSTAIRS BATHROOM
- GA CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY









## 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 Kinnauld 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 & Jack Kane Leisure Centres, 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, health & fitness clubs at Bannatyne's and the King's Manor Hotel and outdoor bowling clubs. 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 F, however, please check with the local authority.



## DESCRIPTION

8 Hamilton Drive West is an immaculately presented and generously extended detached bungalow (180 sq.m), located on a peaceful street in the heart of Duddingston, just moments from Figgate Park, Portobello Beach, and Arthur's Seat. The property is in excellent condition and features an incredible private rear garden and large driveway, suitable for 4 vehicles. Early viewing is highly recommended.

The accommodation includes: welcoming entrance hallway; front-facing living room with quality wooden shutters and focal electric fire; bright and spacious kitchen/living/dining room at the rear of the property, which offers abundant storage and workspace with integrated appliances and direct access to the private, walled rear garden through patio doors; generous double bedroom 1 with fitted wardrobes; two additional double bedrooms (one front-facing), fully tiled, four-piece family bathroom with a mains-fed shower; a bespoke, stylish return staircase leads to the first floor, where you will find two more double bedrooms and an additional bathroom, completing the accommodation on offer.

Externally, the property boasts a sizable monoblocked driveway with side access to the enclosed, low-maintenance rear garden, which backs onto Figgate Park. The garden features artificial grass, an attractive pergola with a raised deck, making it perfect for summer entertaining. There is also a large, secure shed/workshop with an electrical supply.

The energy efficiency rating for this property is band D.

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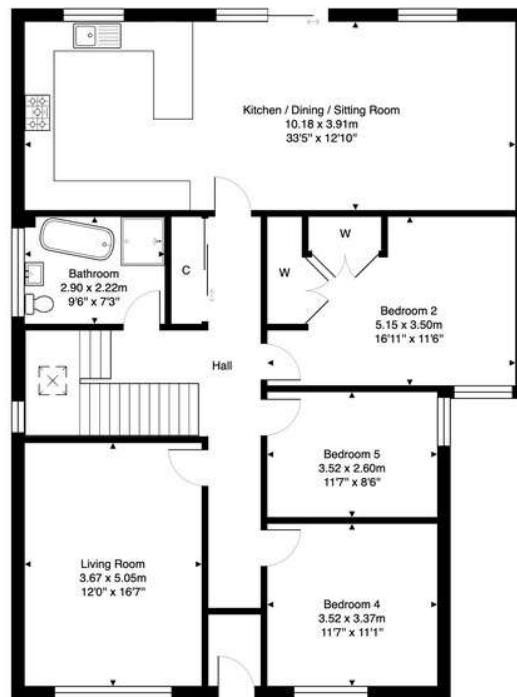




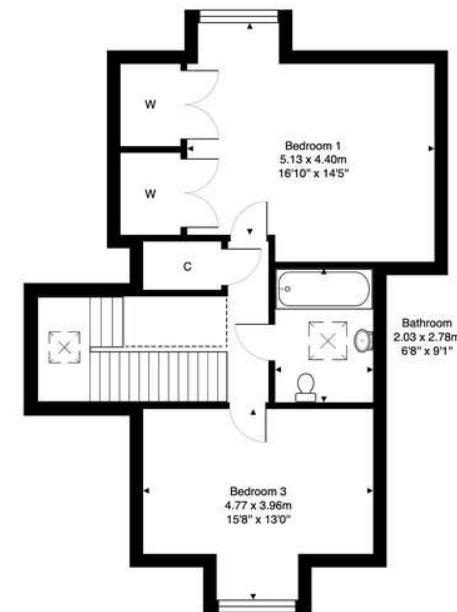
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Ground Floor



First Floor



Total Area: 193.7 m<sup>2</sup> ... 2085 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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