



Duddingston

3 Hamilton Gardens
EH15 1NH



1



2



EPC Rating

Semi-Detached Bungalow

OFFERS OVER £340,000

- Entrance hall
- Livingroom
- Kitchen/breakfast room
- Conservatory
- 2 bedrooms
- Shower room

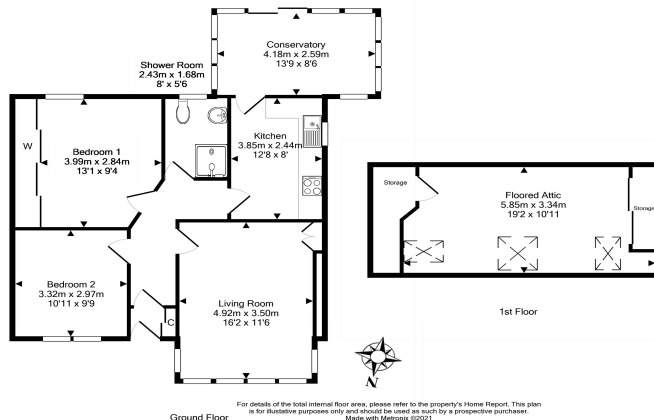
- Gas central heating
- Double glazing
- Floored attic space
- Front, side and rear garden
- Driveway
- Development potential



Viewing by appointment call
Beveridge & Kellas on 0131 253 2379







This bright and spacious home has had one careful owner from new and offers potential to be an excellent family home. The property is situated on a corner plot within the popular Duddingston area to the East of the City Centre. Many recreational facilities can be found within easy reach and include a choice of golf courses, Figgate Park, Portobello beach and Promenade. A choice of schooling can also be found locally from Primary to Secondary level and a choice of public transport is also available. Shopping facilities can be found locally with further shopping available at nearby Portobello and Fort Kinnaird Retail Park also offering a multi-screen cinema and choice of restaurants.

The property has been well maintained however would benefit from modest upgrading and offers the potential to extend subject to planning and consents. The property is entered via a vestibule with Parquet flooring and a storage cupboard housing the meters leading to an 'L' shaped entrance hall. The bright livingroom is to the front with a box bay window, marble fireplace and a built-in storage cupboard. The well-equipped kitchen/breakfast room is to the rear and offers a range of wall and base units, electric oven, gas hob, fridge/freezer and dishwasher. The conservatory is off the kitchen and offering good space for a variety of purposes. There are 2 double bedrooms one to the rear with built in wardrobes along one wall with sliding mirrored doors and another to the front which is currently being used as a dining room. A tiled shower room is to the rear with 3-piece suite and electric Triton shower completing this property.

Further benefits included a floored attic space with built in storage cupboards and velux windows which is accessed from a Ramsay ladder in the kitchen. There are also well-maintained gardens to the front, side and the rear. The front and side are mostly laid to lawn with mature plants and shrubs. To the rear the garden is paved for easy maintenance and al fresco dining and features the driveway which is accessed from Hamilton Grove.

NOTE

Please note the gas heater in the conservatory has not been tested and we are unaware if this is currently in working order.

WHAT'S INCLUDED...

To include the aforementioned white goods (no warranties to be given) carpets, curtains and blinds.

OFFERS

Offers Over £340,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc