



DUDDINGSTON
8 HAMILTON DRIVE WEST
DETACHED BUNGALOW
OFFERS AROUND £265,000



Delightful detached bungalow situated in the sought after residential area of Duddingston offering good family accommodation. The property would benefit from some upgrading but with one careful owner is being presented to the market in pristine condition.

The accommodation in brief comprises vestibule, hall, bright triple windowed lounge, kitchen, 3 bedrooms and bathroom with shower. There is also a single garage/workshop with inspection pit, large monoblocked driveway to accommodate several cars and rear garden which overlooks the Figgate Park. The partially floored attic is accessed from the hallway via a Ramsay ladder and could provide further accommodation subject to the usual planning and consents. The property further benefits from gas central heating and double-glazing.

A good variety of shopping is available with Portobello High Street, various supermarkets and Fort Kinnaird all within easy reach. Primary and secondary schooling is also available locally and includes Duddingston, St. John's, Holyrood RC and Portobello High School. Local recreational facilities include several golf courses, Figgate Park, Portobello Swimming Baths, Duddingston Loch and Portobello Beach. The A1 and City Bypass with motorway links is also easily accessible.

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VESTIBULE

Parquet flooring.

HALL Approx. 18'8" x 3'6" (widens to 7'6")

There is built-in storage with a hanging rail, coving and a hatch to the partially floored attic via a Ramsay ladder, which offers good storage.

LOUNGE Approx. 16'8" x 12'

This bright triple windowed room is situated to the front of the property and offers a tiled fireplace and hearth which houses a gas fire, coving and a shelved cupboard.

KITCHEN Approx. 12'4" x 7'11"

This room is situated to the side and rear and gives access to the rear garden via a part double glazed door. There is a small selection



of base units, built-in storage and work surfaces incorporating a stainless steel sink and drainer. The appliances included in the sale are the fridge freezer, automatic washing machine and gas cooker (no warranties will be given). Central heating boiler and controls.

BEDROOM 1 Approx. 11'7" x 11'2"

A bright double windowed room situated to the front of the property.

BEDROOM 2 Approx. 11'8" x 8'6"

This second bedroom is situated to the side of the property.

BEDROOM 3 Approx. 11'9" x 11'7"

The third double windowed bedroom is situated to the rear of the property and overlooks the rear garden. There is also a wash hand basin and shelved cupboard.

BATHROOM Approx. 7'7" x 7'7"

A spacious room also situated to the rear of the property, which has been fitted with a 3-piece suite comprising wash hand basin, WC and bath with a mains shower over it. There is also a shower screen and tiled splashbacks.

SINGLE GARAGE/WORKSHOP

The garage has a remote-controlled door, inspection pit, shelving, water, power and light. A door gives access to the rear garden.

GARDENS AND DRIVEWAY

The front garden has been monoblocked for ease of maintenance and incorporates a driveway, which is closed off with gates.

The sunny colourful rear garden has 2 lawn areas, mature shrubs, greenhouse and garden hut. A gate from the side gives access to the front of the house.



VIEWING

By appointment with solicitors (0131) 554 6321.

EXTRAS

To include the aforementioned white goods in the kitchen (no warranties will be given) along with the carpets and curtains.

POST CODE

EH15 1NR

SURVEYORS

Please contact solicitors (0131) 554 6321.

HOME REPORT

A Home Report is available for this property - please contact Beveridge & Kellas for more information by calling 0131 554 6321 or by emailing a.connery@beveridgekellas.com or property@beveridgekellas.com. If e-mailing a home report request please provide your full name, address and daytime telephone number

OFFERS

Offers around £265,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith, LP4 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.