



17 Hosie Rigg  
The Jewel, Edinburgh  
EH15 3RX



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Please contact us for  
more information:

0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)



## Property Summary

Set on a peaceful cul-de-sac, this south-facing two-bedroom end-terrace house has a sought-after setting in The Jewel. It is within easy reach of Fort Kinnaird Retail Park, as well as Portobello Beach. Furthermore, there are nearby bus and train links, and Edinburgh city centre can be reached in just 20 minutes whether travelling by bus, train, or car. The home itself is beautifully presented throughout to modern standards, enjoying light and airy accommodation and quality finishings. It also has a private parking space and a lovely garden.

Nestled behind a well-kept front garden, the home's main door opens into a bright porch flowing through to a hall with storage. Directly ahead is the living/dining room, which enjoys a spacious footprint and dual-aspect windows for a light-filled ambience. The neutral décor adds to the airy environment, whilst a bold feature wall and wood-style flooring bring a lovely touch of colour to the space. It can comfortably accommodate lounge and dining furniture, and it offers direct access to the rear garden.

## Features

- End-terrace house with modern interiors
- Sought-after cul-de-sac setting in The Jewel
- Attractive decoration throughout
- Bright entrance porch and hall with storage
- Dual-aspect living/dining room with garden access
- Fitted kitchen with south-facing aspect
- Two bedrooms (one with built-in storage)
- Modern bathroom with overhead shower
- Well-maintained front garden
- Enclosed rear garden with a shed and greenhouse
- Allocated parking space to the rear
- Gas central heating and double glazing









## Fitted kitchen with south-facing aspect

Meanwhile, the south-facing kitchen is openly accessed from the hall. It is equipped with white cabinets and stone-inspired worktops, backed by multi-coloured splashbacks. An oven/grill, gas hob, and extractor hood come integrated, with space for additional freestanding appliances. Upstairs, a naturally-lit landing leads to the two bedrooms, both of which have modern styling and plush carpets.



“A naturally-lit landing leads to the two bedrooms, both of which have modern styling”









## Two bedrooms (one with built-in storage)

The principal bedroom is a good-size double that overlooks the rear garden, whilst the second bedroom is a versatile single with built-in storage. If preferred, the second bedroom could be used as a home office as currently arranged. Finishing the accommodation is a modern three-piece bathroom, enveloped in attractive tile work. It is comprised of a toilet, a storage-set washbasin, a towel radiator, an illuminated mirrored vanity unit, and a double-ended P-shaped bath with a handheld and overhead shower.

Gas central heating and double glazing ensure year-round comfort.







## Enclosed rear garden with a shed and greenhouse

Outside, the home has a fully-enclosed rear garden that offers excellent privacy. Backed by mature plants and trees, it features a patio for summer dining and a generous lawn. A shed and a greenhouse are also included. In addition, the property has an allocated rear parking space.









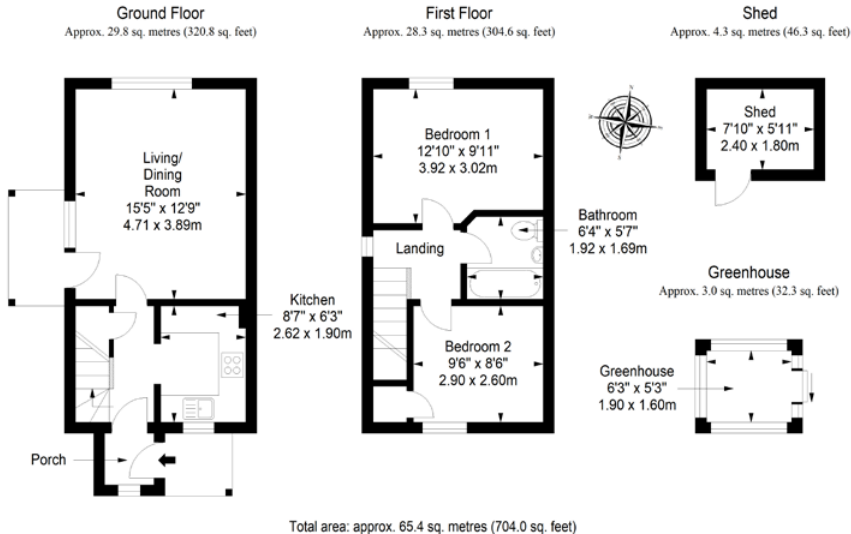
## The Jewel, Edinburgh

Positioned east of Edinburgh city centre and just south of Portobello, The Jewel is a popular district amongst commuting professionals and families alike. This relatively small area is comprised of an established residential development and a large supermarket. Conveniently, it also borders Fort Kinnaird Retail Park, which is home to an extensive range of high-street shops, eateries, and a multiplex cinema. There are nearby convenience stores as well, and a cluster of public parks within easy reach. Furthermore, some of Edinburgh's best loved green spaces are close by, including Duddingston Loch, Holyrood Park, and Arthur's Seat – perfect for day's out in the sun. Portobello Beach is also a short drive or bus journey away, offering its vast golden sands and seafront promenade for leisurely strolls. Further amenities, trendy bars and restaurants can be enjoyed in Portobello as well. Being less than 4 miles from the heart of Edinburgh city centre, it is easy to enjoy the capital's world-class shopping, leisure, and cultural facilities too. Furthermore, the Jewel is served by regular bus links and it is close to the A1 for swift travel in and around the city centre. In addition, Brunstane train station is nearby for travel further afield. Finally, the area offers well-regarded schooling which caters for all levels.





# Floorplan



## Price & Viewings

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[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU  
0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)

### Glasgow

193 Bath Street, Glasgow, G2 4HU  
0141 483 8325  
[westcoast@watermans.co.uk](mailto:westcoast@watermans.co.uk)



EPC Rating - C | Council tax band - C | Home report Value - £220,000

Extras: all fitted floor coverings, light fittings, and integrated kitchen appliances to be included in the sale. Please note, the home's shelving and garden's rose bush will not be included.



These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.