

Blackadders



52 Hosie Rigg,
EDINBURGH, EH15 3RX

Offers Over
£160,000

Lounge/Diner
Kitchen
2 Bedrooms
Bathroom

GCH
D/G
Private Gardens
Ample Parking

Viewing: By appointment through selling agent on 0131 202 1868

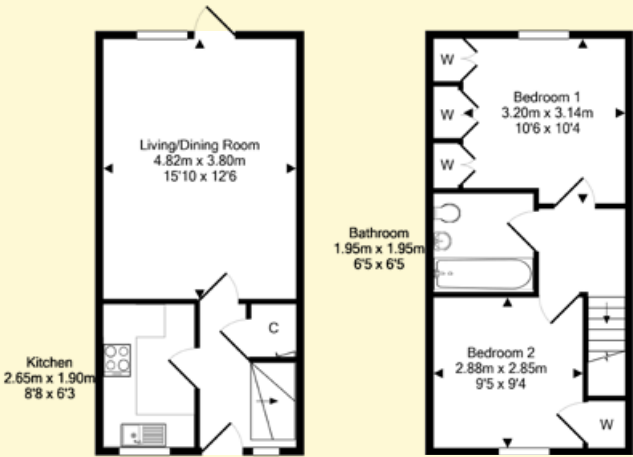
DESCRIPTION

A stylish and very well presented mid terrace villa set within a popular and sought after residential location which is ideal for commuting and has good day to day amenities on hand.

The property benefits from gas central heating and is double glazed. Externally there are well maintained private gardens to the front and rear.

LOCATION

The popular Duddingston area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets, plus Asda at The Jewel. Adjoining Portobello also offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. There are well reputed schools in the vicinity from nursery to senior level, with the Jewel and Esk Valley College on hand for the more mature student. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are also within easy reach.



Ground Floor

First Floor

ACCOMMODATION
(measurements are approx)

Lounge/Diner	15'10 x 12'6	4.82 x 3.80m
Kitchen	8'8 x 6'3	2.65 x 1.90m
Bedroom 1	10'6 x 10'4	3.20 x 3.14m
Bedroom 2	9'5 x 9'4	2.88 x 2.85m
Bathroom	6'5 x 6'5	1.95 x 1.95m







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ABERDEEN

37 Langstane Place
Aberdeen
AB11 6EN
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ARBROATH

129 High Street
Arbroath
DD11 1DP
Tel: 01241 876620

DUNDEE

30 & 34 Reform Street
Dundee
DD1 1RJ
Tel: 01382 342222

EDINBURGH

40 Torphichen Street
Edinburgh
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PERTH

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PH1 5LB
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