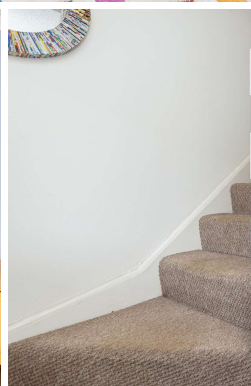
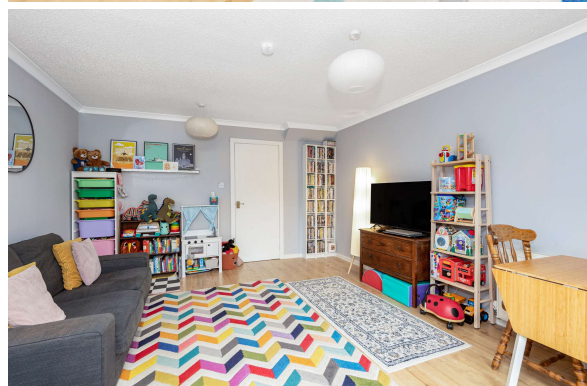




49 Hosie Rigg
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Nestled on a quiet tree lined street, moments from large supermarkets and Fort Kinnaird and quick transport links is this immaculately presented terraced house. Boasting private gardens, gas central heating, double glazing and free on street parking this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with generous dining space and garden access, a contemporary kitchen with attractive units, and following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms and the home is completed by a stylish bathroom. Externally the secluded and fully enclosed rear garden is a colourful haven mainly laid to lawn.

- Terraced house on quiet tree lined cul-de-sac
- Close to Asda and Fort Kinnaird
- Quick bus and car links nearby
- Welcoming hallway
- Bright lounge with dining space
- Contemporary kitchen
- Two large double bedrooms
- Stylish bathroom
- Gas central heating
- Double glazing

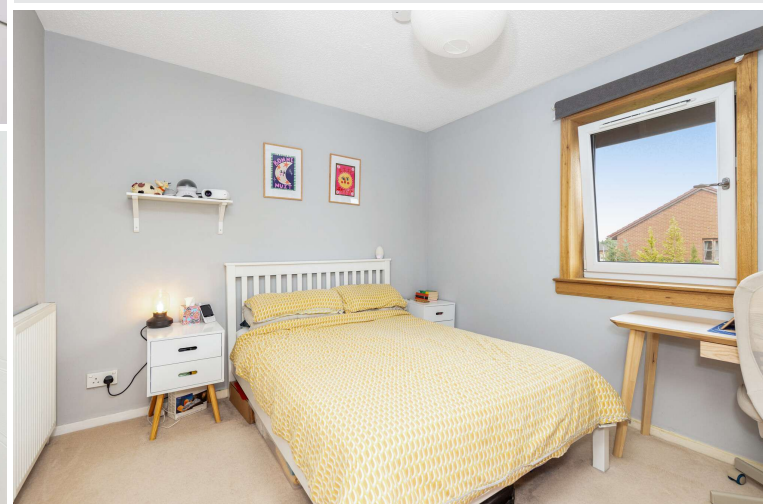
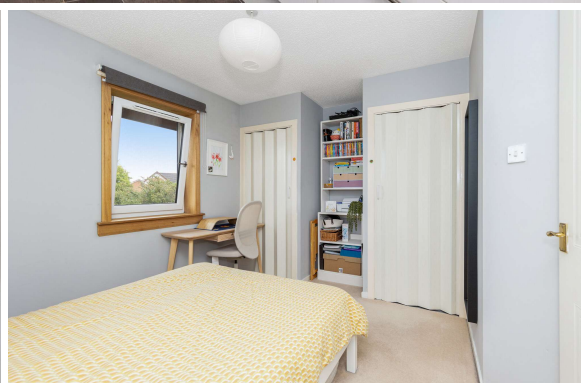
Energy Rating C. Council tax band C.

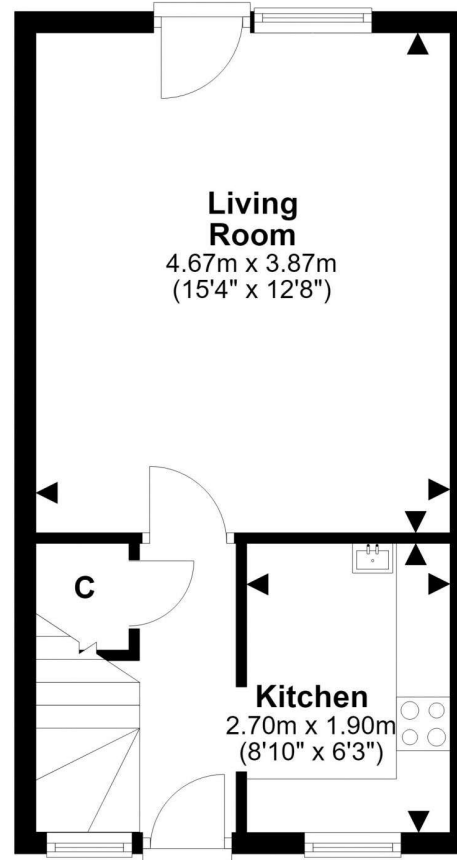
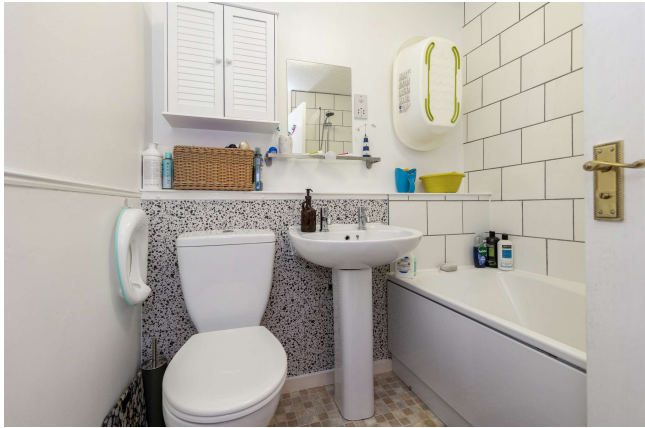
Included in the sale will be the blinds and curtains (with the exception of the curtains in bedroom 2), the washing machine and fridge freezer.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Nestled at the foot of majestic Arthur's Seat, with the vast open spaces of Holyrood Park and Duddingston Loch to the west, and the golden sands of Portobello Beach to the northeast, residents of Duddingston have some of the capital's most outstanding natural landscapes and views right on their doorstep. The area offers a range of outdoor pursuits, from walking, cycling and hiking in Holyrood Park, to a round of golf at Duddingston Golf Club or Portobello Golf Course. The area is served by fantastic local services and amenities, particularly on nearby Portobello High Street, which is lined with an array of traditional shops and businesses, plus several thriving cafes, pubs and restaurants. Popular with families looking for a more relaxed lifestyle (without leaving the city limits), The property is within the catchment area for excellent local schools, including Duddingston and St Johns RC Primary Schools and Portobello and Holyrood High Schools. Its proximity to Edinburgh City Bypass and the A1 allows swift and convenient travel across the city and further afield. Nearby Brunstane train station and several bus routes also provide comprehensive public transport links, day and night

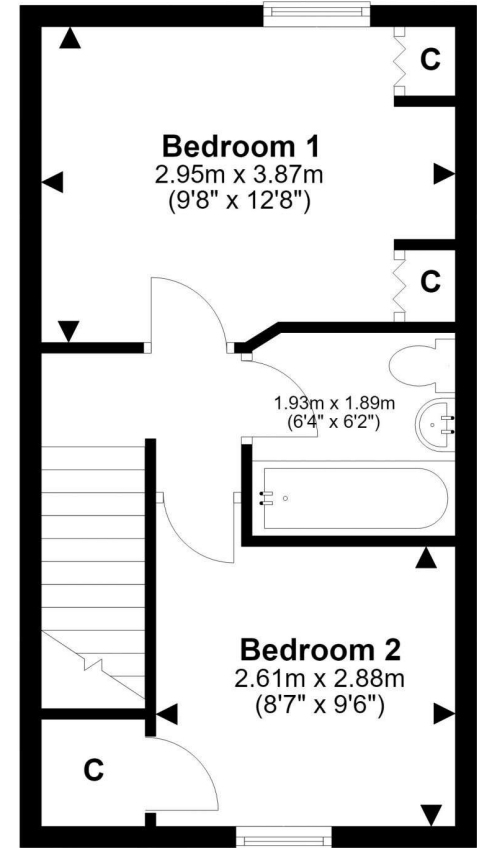




Ground Floor



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



First Floor