



51 Hosie Rigg, Duddingston, Edinburgh, EH15 3RX

Beautifully Presented, Two Bedroom, Mid-Terrace House with Gardens & Double Driveway

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Property Description

Beautifully presented, two-bedroom, mid-terraced house with gardens and a double driveway. Located in the popular residential Duddingston area, lying to the east of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a bathroom.

Highlights include a modern fitted kitchen with appliances, a stylish bathroom, and contemporary flooring and lighting. In addition, there is light, tasteful modern decor; double glazing, gas central heating and a loft space.

Externally, both front and rear gardens are low maintenance, with the enclosed rear garden featuring a patio deck, a storage shed and a gate to the private parking spaces.

The entrance vestibule has wood effect flooring extending through to the hall which gives access to the public rooms and the carpeted stairs leading to the upper hall. The living/dining room is set to the rear, with patio doors accessing the garden, and featuring wood effect flooring, a central light fitting and ample space for dining furniture.

To the front, the kitchen is fitted with contemporary units, wood effect worktops, a tiled surround and a stainless steel sink. Appliances include an integrated oven and gas hob with an extractor hood; and a freestanding washing machine, fridge and separate freezer.

Upstairs, bedroom one is to the rear, with wood effect flooring and a central light fitting; whilst bedroom two is set to the front, similarly well-finished, and features a built-in cupboard. Completing the accommodation, the bathroom is set internally, with a modern three-piece suite, a mains mixer shower over the bath, tiled splash walls and a ladder-style radiator.

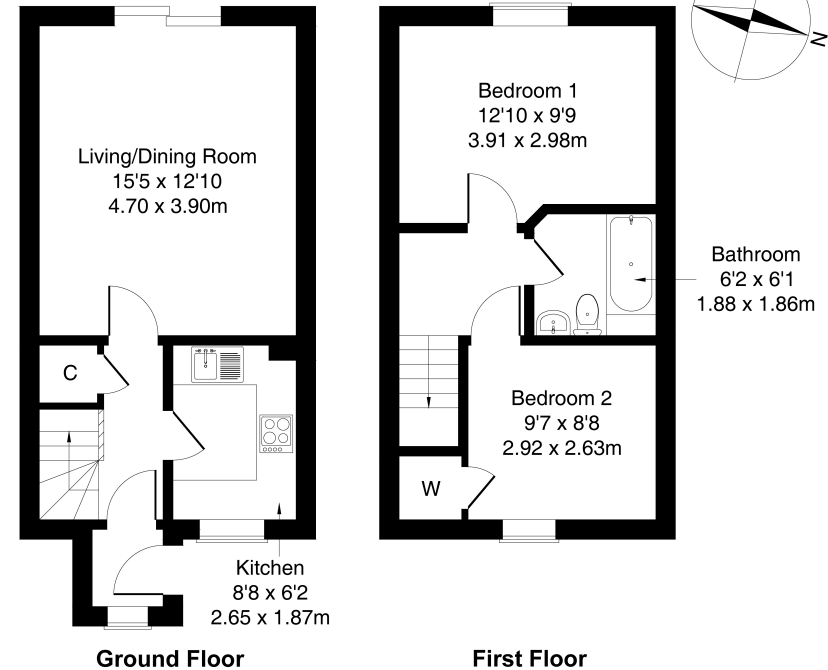
No warranty will be given with any of the appliances included in the sale.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (646 sq ft - 60 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Duddingston is an established and desirable residential area, located east of Edinburgh centre. Local shops can be found throughout, with a Morrisons superstore on Portobello Road, a Sainsbury's at Meadowbank Retail Park, an ASDA at the Jewel, and an extensive range of high-street names and a multiplex cinema at Fort Kinnaird. Nearby Portobello offers open spaces and a seafront promenade,

and the extensive parklands of Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park are also close by. With the area offering a good choice of well-regarded schools catering for all levels, this east of city centre location also gives good road links in and out of the city via the A1, with regular public transport available on Willowbrae Road and Duddingston Road.





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