

COULTERS[©]

16 HOSIE RIGG

DUDDINGSTON, EDINBURGH, EH15 3RX

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This spacious two-bedroom end terraced house situated in a quiet cul-de-sac within an established housing estate. The house benefits from a large private rear garden and front garden, allocated parking, and gas central heating.

The accommodation on the ground floor comprises, a hall, kitchen, sitting room and conservatory with direct access to the rear garden. The kitchen has traditional style fitted units and worktops with integrated appliances including 4 gas hob, oven and cooker hood.

KEY FEATURES



End-terraced House.



Two double bedrooms.



Large private rear garden.



Allocated residents car parking space.



Within a short drive to Portobello.



Fantastic retailers nearby.



The first floor comprises 2 double bedrooms both with double mirrored wardrobes and a 3-piece suite family bathroom with bath and overhead shower. The upper landing provides access to the loft space.

Externally, the property offers garden grounds to the rear which can be accessed from the house and a private gate near the allocated car parking space. It comprises of a paved seating area as you enter the garden from the house, a lawn area and plenty of shrubbery. To the front of the house, there is a smaller grass area with flower beds.





THE LOCAL AREA

Duddingston is a peaceful and picturesque village situated in East Edinburgh.

Duddingston offers a cozy village atmosphere with traditional houses and a lovely famous pub called The Sheep Heid Inn. It is a short walk to the seaside area of Portobello with many local amenities such as cafes, restaurants, and local retailers alongside Portobello promenade with food vendors and cafes.

Duddingston Golf Club, one of the oldest golf courses in Scotland, is located nearby and offers a picturesque setting for enjoying a round of golf.

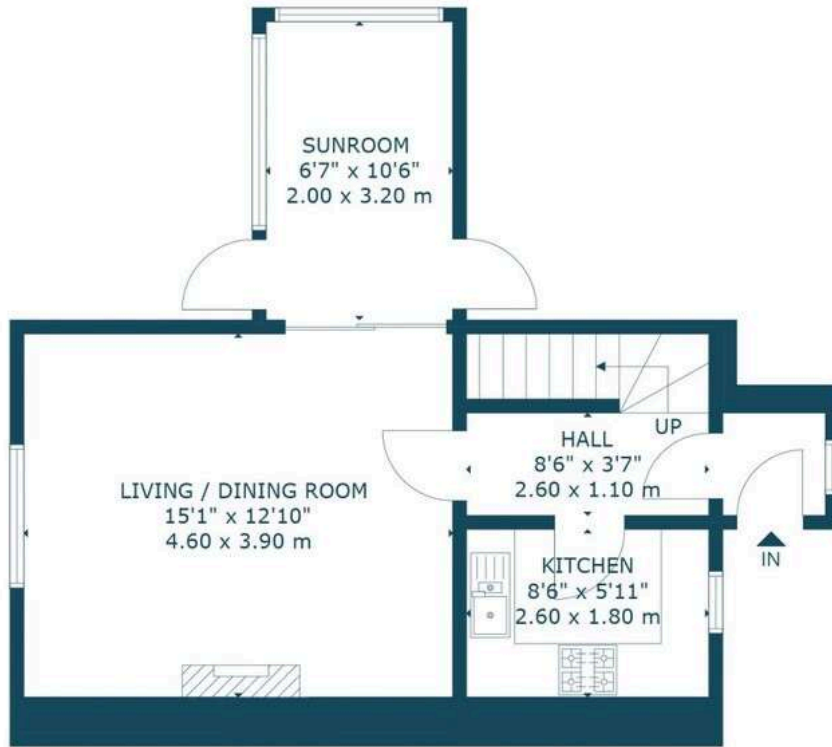
Overall, Duddingston is a peaceful and picturesque village within the vibrant city of Edinburgh, offering a perfect blend of nature, history, and Scottish charm. All blinds, light fittings, fitted flooring and integrated cooker included in the sale price.

EXTRAS

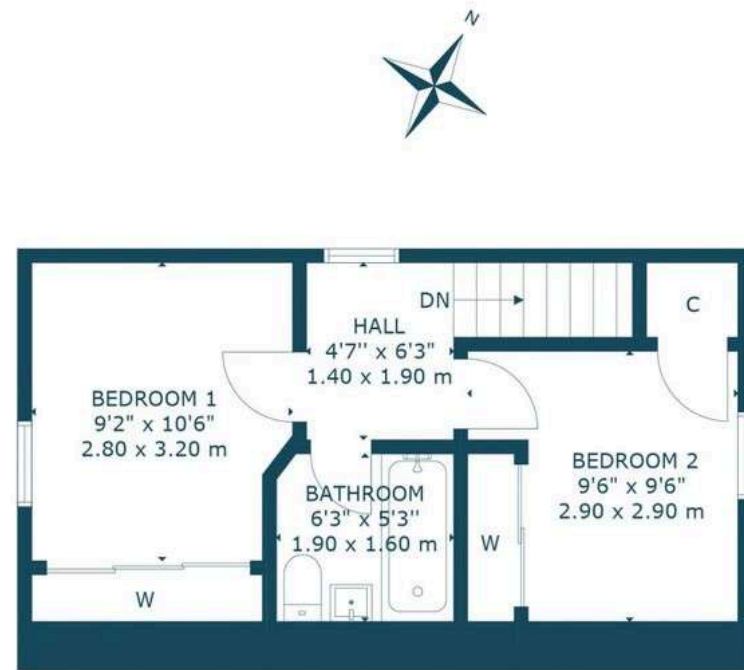
All blinds, light fittings, and fitted flooring included in the sale price.







GROUND FLOOR



FIRST FLOOR



16 HOSIE RIGG, DUDDINGSTON, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 712 SQ FT / 66 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.