



CLANCYS

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# 13 Hosie Rigg

EDINBURGH, EH15 3RX



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EPC  
C



FREEHOLD



*A stylish and well-presented 2-bedroom end terraced villa, situated in a quiet cul-de-sac within an established housing estate.*

### Description

Clancy's Solicitors & Estate Agents are delighted to present this stylish and well-presented 2-bedroom end terraced villa, 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, gas central heating and double glazing. The internal accommodation briefly comprises a vestibule, a welcoming hall, living/dining room, a modern fitted kitchen, two good sized bedrooms and a contemporary bathroom. This property will appeal to a variety of buyers and viewing is highly recommended.

### 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. 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.

### Extras

All fitted floor coverings and integrated appliances in the kitchen.

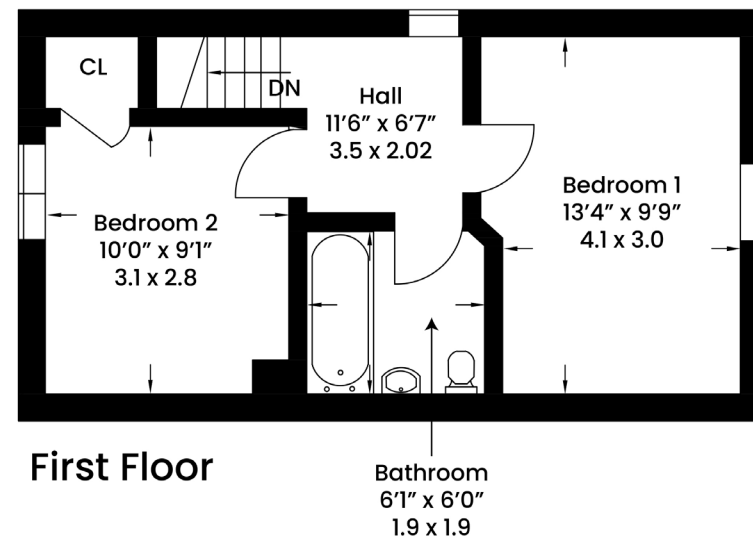
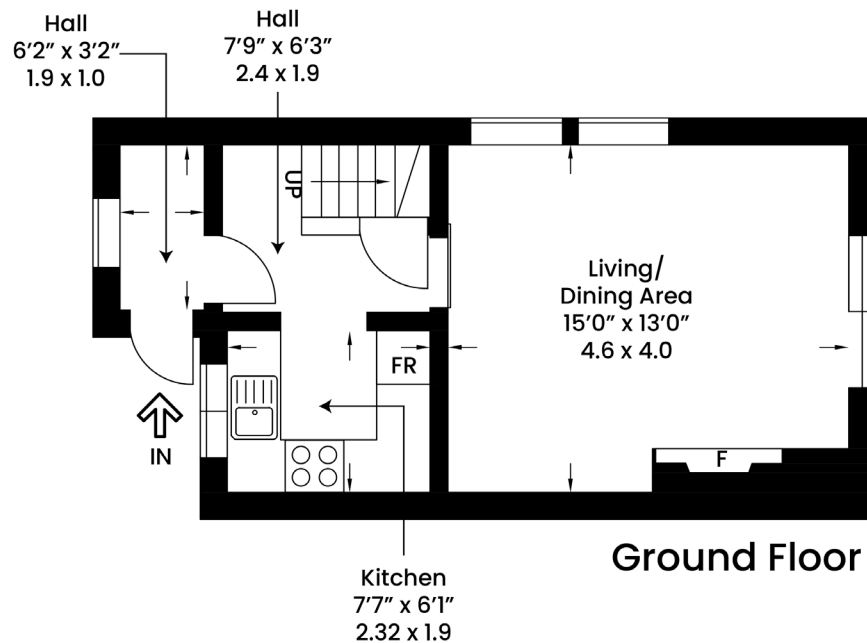
### Features

- Vestibule
- Entrance hall
- Living/Dining room
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private gardens to front and rear
- Allocated parking
- EPC rating - C
- Council Tax Band - C
- Tenure - Freehold









vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2025



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**DISCLAIMER** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.