



RALPH SAYER
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51 Hosie Rigg

The Jewel, Edinburgh, EH15 3RX

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Set on a peaceful cul-de-sac in The Jewel, this two-bedroom mid-terrace house is a wonderful home for anyone looking to be part of a popular modern development. It is conveniently located within easy driving distance of the city centre and nearby Portobello Beach; plus, it is close to regular transport links and superb amenities, including Fort Kinnaird Retail Park. The home is beautifully presented to modern standards too, offering a spacious living area, as well as a stylish kitchen and bathroom. It also has a private front lawn and fully-enclosed south-west facing rear garden that has been fully decked and is designed for relaxing in the sun. There is an allocated parking space to the rear of the property.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob to be included in the sale.

Property Summary

- Modern mid-terrace house in The Jewel
- Desirable location near amenities
- Attractive neutral interiors throughout
- Naturally-lit entrance porch
- Hall with understairs storage
- Living/dining room with garden access
- Modern, well-appointed kitchen
- Two bedrooms (one with built-in storage)
- 3pc bathroom with overhead shower
- Private gardens to the front and south-west facing rear gardens
- Private, allocated parking space to the rear
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £200,000







Living/dining room with
garden access and a
modern, well-appointed
kitchen







Two bedrooms (one with built-in storage) and a 3pc bathroom with overhead shower





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dream property!



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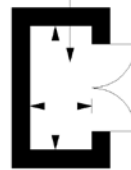
CHARTERED FIRM

DISCLAIMER

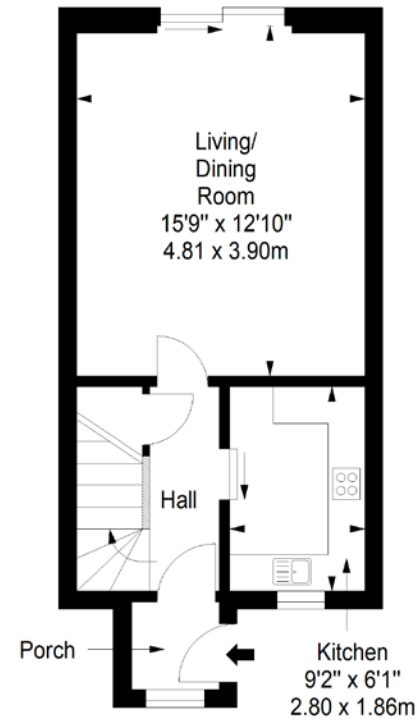
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Shed
Approx. 1.4 sq. metres (15.1 sq. feet)

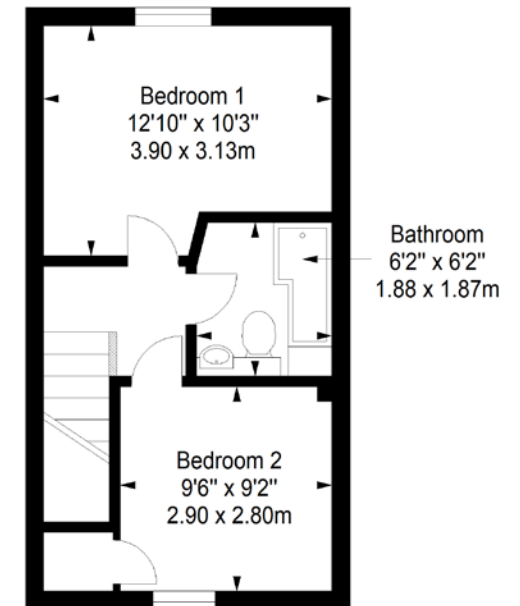
Shed
5'7" x 2'9"
1.71 x 0.84m



Ground Floor
Approx. 32.0 sq. metres (344.4 sq. feet)



First Floor
Approx. 30.6 sq. metres (329.4 sq. feet)



Total area: approx. 64.0 sq. metres (688.9 sq. feet)