



71 Rankin Drive,
Blackford, EH9 3DG

deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

- Living/ Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Floored Attic
- Private Front and Rear Garden
- Driveway
- Double Glazing & GCH
- EPC Rating – C



This well-proportioned end terraced house is situated in the highly sought after Blackford area, close to convenient local amenities including Edinburgh University and the Kings Buildings Campus. There are regular bus services to the city centre and Edinburgh City By-pass is within easy reach, offering links to the major road networks and Edinburgh Airport. There is lovely outdoor space available at Blackford Hill and Hermitage of Braid. The accommodation comprises; a welcoming hallway, spacious, living/ dining room, separate kitchen, two generously sized double bedroom, floored attic and shower room. Externally, there are well-maintained private gardens to the front and rear of the property with a driveway offering off-street parking. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood and light shades. All appliances are sold as seen with no warranty provided.



Rankin Drive,
Edinburgh,
Midlothian, EH9 3DG

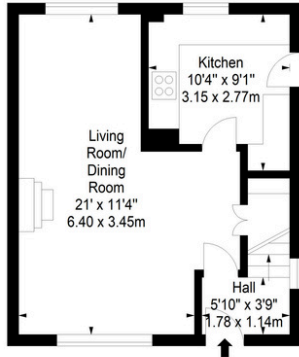


Approx. Gross Internal Area
742 Sq Ft - 68.93 Sq M

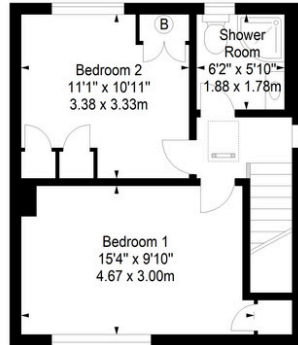
Attic

Approx. Gross Internal Area
373 Sq Ft - 34.65 Sq M

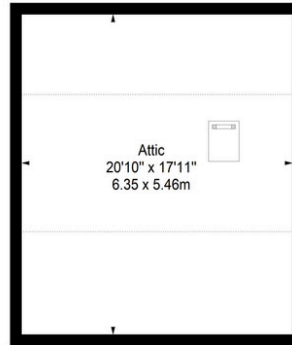
For identification only. Not to scale.
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Ground Floor



First Floor



Attic



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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