



Solicitors & Estate Agents










Offers Over

£170,000

26/3 Rannoch Road

Clermiston | Edinburgh | EH4 7EP

This lovely and spacious 2 bedroom upper flat with private section of rear garden, is offered to the market in move-in condition, ideally suited to the first time buyers/ young professionals or rental investor. Conveniently positioned within the popular district of Clermiston, close to good local amenities and transport links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private rear garden
-  On-street parking
-  EPC Rating – D
-  Council Tax Band – B



Description

Well presented and enhanced by a light and stylish interior throughout, the accommodation comprises; entrance hallway with good storage provisions, a tastefully presented and spacious lounge/dining room with balcony off. The kitchen which is located to the front is fitted with ample wall and base units with built-in hob/oven and hood. There are two generous double bedrooms and a modern bathroom with white three piece suite with contemporary panelling and electric shower. Further benefits include gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings, curtains and blinds shall be included in the sale together with the built-in hob/oven and hood. It should be noted that the following items of furniture can be made available by separate negotiation (sofa, wardrobes, fridge freezer and washing machine). Please note that the extractor fan and grill on the cooker are not in working order and will be included as seen.



Gardens and parking

There is a private section of garden ground located to the rear enjoying a sunny south-westerly aspect and laid to lawn with paved patio. Ample unrestricted parking is available to the front and surrounding streets.



Viewing

By appointment with Neilsons on 0131 625 2222.





Location

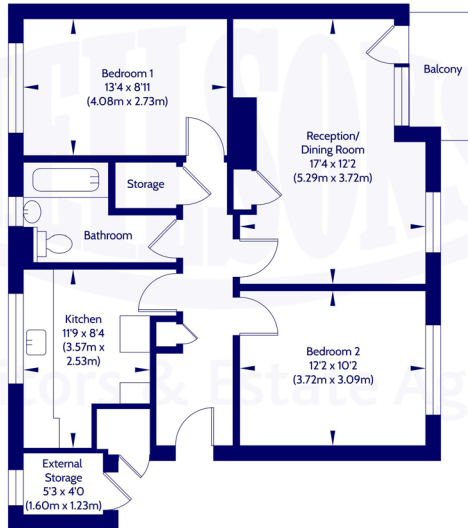
The property is situated within the sought after Clermiston area of Edinburgh, lying to the west of the City Centre. The area is well served with local shops, bars and cafes together with a 24-hour Tesco's supermarket. The Gyle Shopping Centre is a short drive away and offers a variety of high street shops. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses which are all within easy reach together with Drum Brae and David Lloyd Leisure Centre's. The location is ideal for access to The City of Edinburgh Bypass linking the east and west, Scotland's motorway network (M8, M9, M90 and Queensferry crossing) and Edinburgh's International Airport.





Approx. Gross Internal Floor Area 66.43 Sq M / 715 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

