



Solicitors & Estate Agents










Offers Over

£170,000

24/2 Rannoch Road

Clermiston | Edinburgh | EH4 7EP

A nicely presented and well-proportioned ground floor flat, forming part of a well maintained purpose-built block, located in the Clermiston area of the capital.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street parking
-  Private garden located to the front & rear
-  EPC rating – C
-  Council tax band- B



Description

Perfect for the downsizer or first time buyer alike, the property offers excellent nearby commuter links and boasts direct access to a mature private garden to the front and rear.

The internal space briefly comprises: extensive hallway with two built-in storage cupboards, light filled reception/ dining room with attractive focal fireplace and sliding doors opening out to the back garden, stylish contemporary kitchen which has been fitted with an assortment of sleek white units, with coordinated worktops, spotlights and a selection of modern integrated appliances, principal bedroom with full width mirrored wardrobes to one wall, second double bedroom which enjoys a bright southerly facing aspect, and shower room with two piece white suite and mains shower enclosure with splash back.



Extras

All fitted floor coverings, curtains, blinds & light shades are included in the sale.

Garden and Parking

To the front of the building is a charming private garden which comprises, an area of lawn bordered by a variety of bushes, shrubs and small trees. To the rear is a further area of peaceful private garden, which houses an assortment of flowering bushes together with a lawn and paved seating area. A communal drying green is available to all residents in the building. Unrestricted on-street parking is located on Rannoch Road.

Viewing

By appointment through Neilsons (0131 625 2222).



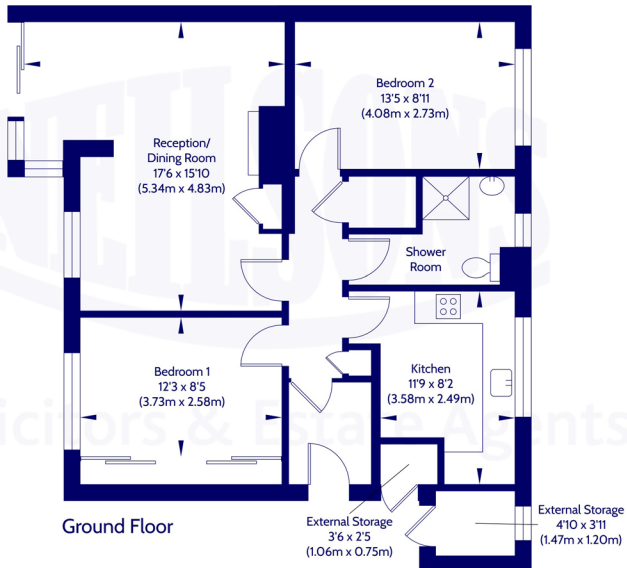


Location

Clermiston provides local convenience shopping within easy walking distance of this property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & take-aways. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to the Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area abound and include the Drumbrae and David Lloyd Leisure Centres, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumbrae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.



Approx. Gross Internal Floor Area 73.46 Sq M / 791 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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