










Solicitors & Estate Agents



## 60/2 Rankin Drive

Blackford | Edinburgh | EH9 3DJ

A superb opportunity has arisen to acquire this generously proportioned two-bedroom ground floor flat situated in the highly regarded Blackford area, nearby the Royal Observatory and the Kings Buildings. Positioned close to excellent amenities and convenient transport links, the property will appeal to a wide variety of purchasers including first-time buyers, professionals, and buy-to-let investors.

-  2 bedrooms
-  1 public
-  1 bathroom
-  On-street Parking
-  Private Garden
-  EPC Band - C
-  Council Tax Band - C



## Description

The accommodation comprises: a welcoming hallway, a bright and spacious lounge with ample room for both lounge and dining furniture as well as a useful storage cupboard, and a modern fitted kitchen with included white goods, tiled splash areas for easy upkeep, pulley drying rack, and handy in-built storage provisions. There are two well-proportioned double bedrooms, both offering integrated storage options, and plenty of space for freestanding furniture and flexible layouts. The bathroom is finished with partial panelling and includes a shower over the bath and a heated towel rail.

Further benefits include gas central heating and double glazing.

*This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

Selected fixtures and fittings, including; integrated oven, and extractor hood, freestanding washer/dryer, and fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

Externally, the property enjoys a private front garden with a well-kept lawn, hedge border, and mature shrubs. To the rear is a shared garden, while two private and secure storage cupboards are located within the communal close. On-street parking is freely available for residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





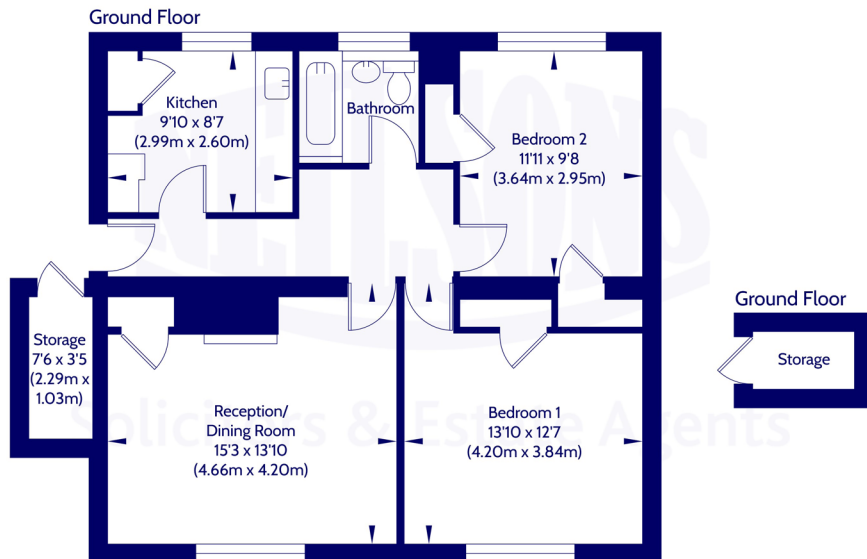


## Location

The highly regarded residential area of Blackford lies to the south of the City Centre. The area is well served by a good range of local amenities including shops and recreational facilities. Newington, Morningside and Marchmont, with their vast choice of amenities, are also easily accessible. Leisure-wise, the choice is excellent and includes many fashionable bars, bistros and restaurants, in addition to the Festival Théâtre and the Royal Commonwealth Swimming Pool. Pleasant walks are available at the nearby Blackford Hill and Hermitage of Braid. An efficient public transport network operates to most parts of the City and surrounding areas. The City Bypass and main motorway networks are also within easy reach.



Approx. Gross Internal Floor Area 68.67 Sq M / 739 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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