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Offers Over

£280,000

3 Rannoch Place

Clermiston | Edinburgh | EH4 7HH

Generously proportioned three-bedroom end-terraced villa, quietly positioned within the popular Clermiston district. Close to reputable schooling, excellent amenities, and fantastic transport links, the property is perfectly suited to the growing family.

-  3 bedrooms
-  2 public room
-  1 bathroom
-  Private gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



Description

A welcoming hallway sets the tone, complete with a useful understairs cupboard. The bright and spacious lounge enjoys a large picture window drawing in superb natural light. The fully fitted kitchen offers a range of integrated white goods, tiled splash areas, under-unit lighting, and space for dining. Completing the ground floor is a second reception/dining room offering excellent flexibility for family living, along with a stylish fully tiled W/C with heated towel rail.

The upper landing features a large storage cupboard and leads to three well-appointed bedrooms. The front-facing principal bedroom is a generous double with wall-to-wall mirrored wardrobes. The second double benefits from a rear aspect, a shelved cupboard, and an integrated wardrobe. Bedroom three is a large single, ideal as a child's room or optional home office. The fully tiled shower room completes the accommodation, with a walk-in rainfall shower, tiled floor, and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Gardens & Parking

Private gardens can be found to both the front and rear of the property. The enclosed rear garden features patio areas, lawn, and chip-stone sections, creating versatile outdoor space. On-street parking is available and free for residents and visitors alike.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





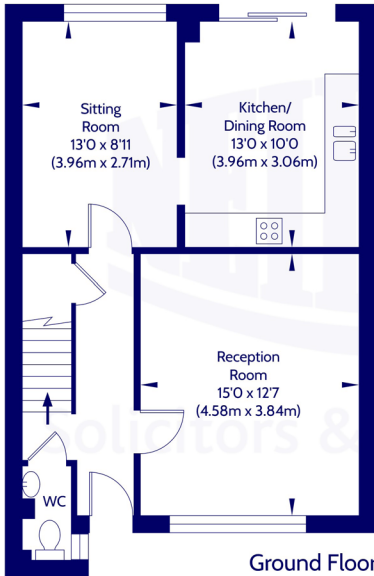
Location

Clermiston provides local convenience shopping, with the Gyle Shopping Centre and Hermiston Gait only a short drive away offering a 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 Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area 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.

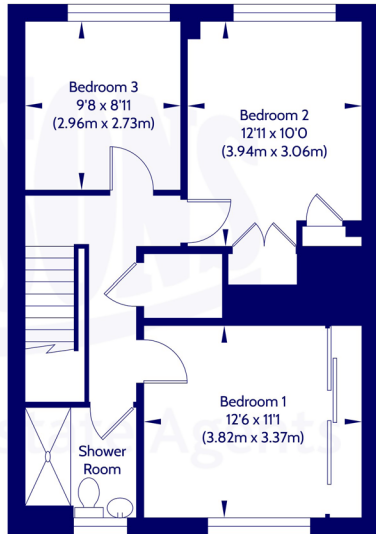




Approx. Gross Internal Floor Area 103 Sq M / 1111 Sq Ft.



Ground Floor



1st Floor

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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