



Solicitors & Estate Agents










Offers Over

**£165,000**

## 40/3 Rannoch Road

Clermiston | Edinburgh | EH4 7EW

Well-proportioned two bedroom upper flat quietly pocketed within the popular Clermiston area. Conveniently positioned close to a wide range of local amenities, with easy access to the city centre, and excellent links to the main motorway networks, the property represents an ideal opportunity for first-time buyers, young professionals, or buy-to-let investors.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garden & shared drying green
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



## Description

A welcoming entrance hallway provides access to all accommodation and benefits from useful built-in storage. The spacious lounge/diner is flooded with natural light from twin windows and offers ample room for both living and dining furniture. A shelved cupboard provides additional storage, while access is provided to a balcony enjoying a lovely south-west facing aspect. The kitchen is fully fitted with a range of integrated and freestanding white goods and is finished with classic white cabinetry, a contrasting dark worktop, and partial tiling to splash areas for ease of maintenance. There are two generous double bedrooms, one positioned to the rear and the other to the front, both offering excellent space for freestanding furniture and flexibility for different layouts. Completing the accommodation is the bathroom, fitted with a three-piece suite including a shower over the bath and partial wall panelling.



Further benefits include secure door entry, gas central heating, and double glazing throughout.

*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.*

## Gardens & Parking

Externally, residents benefit from a shared drying green, along with a private section of rear garden offering excellent potential. Unrestricted on-street parking is readily available.

## Extras

Selected fixtures and fittings, including; integrated electric hob, oven, extractor hood, freezer, and dishwasher, freestanding 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 providing a wide range of major retail outlets and services. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by to many parts of the city. Leisure and recreational opportunities include the Drumbrae and David Lloyd Leisure Centres, local golf courses, tennis club and the Drumbrae Library and Community Hub. Nearby Corstorphine offers a full range of banks, post office and restaurants, cafes and pubs, together with the attraction of Edinburgh Zoo. 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 67 Sq M / 719 Sq Ft.

### 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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