





Welcome

Welcome to Rannoch Place, McDougall McQueen are delighted to present to the market this well-proportioned four bedroom mid terraced property boasting some wonderful views over the Firth of Forth offering excellent family sized accommodation arranged over two floors with private gardens to the front and to the rear. The property is ideally located in a quiet residential area of the sought-after Clermiston area of Edinburgh, close to many local amenities, schooling and swift transport links. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Entrance porch
- Reception hallway
- Front facing living room
- Dining kitchen
- Downstairs cloaks comprising WC and wash hand basin
- Double bedroom located on the ground level.
- Three bedrooms located on the upper level.
- Family bathroom comprising WC, wash hand basin and bath with shower over
- Partially floored attic accessed by a fixed ladder
- Gas central heating
- Double glazing
- Gardens to the front and rear
- Residents and visitors parking available







Clermiston

Clermiston is a popular choice among families and young professionals owing to its excellent local services and amenities, well-regarded catchment schools and convenient transport links. The leafy residential area has no shortage of public parks and green spaces, such as Hillwood Park and Corstorphine Hill, as well as Drum Brae Park, which is home to Drum Brae Leisure Centre. Packed with indoor sport and fitness facilities, including a swimming pool, a state-of-the-art gym, a fitness studio and a sports hall, the leisure centre also commands stunning views across the Firth of Forth. Golf enthusiasts are equally spoilt for choice, with a number of prestigious golf courses nearby. Residents of Clermiston enjoy ideal local services and amenities right on their doorstep, as well as extensive retail facilities at nearby Corstorphine Retail Park and Craigleith Retail Park, including a selection of major supermarkets and large high-street outlets. The area enjoys good primary and secondary state schools, whilst some of the capital's best private school choices are within easy driving distance. Clermiston offers swift and easy access to Edinburgh Airport, Queensferry Crossing and the M8/M9 motorway network, as well as fantastic public transport..

Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.





Get in touch

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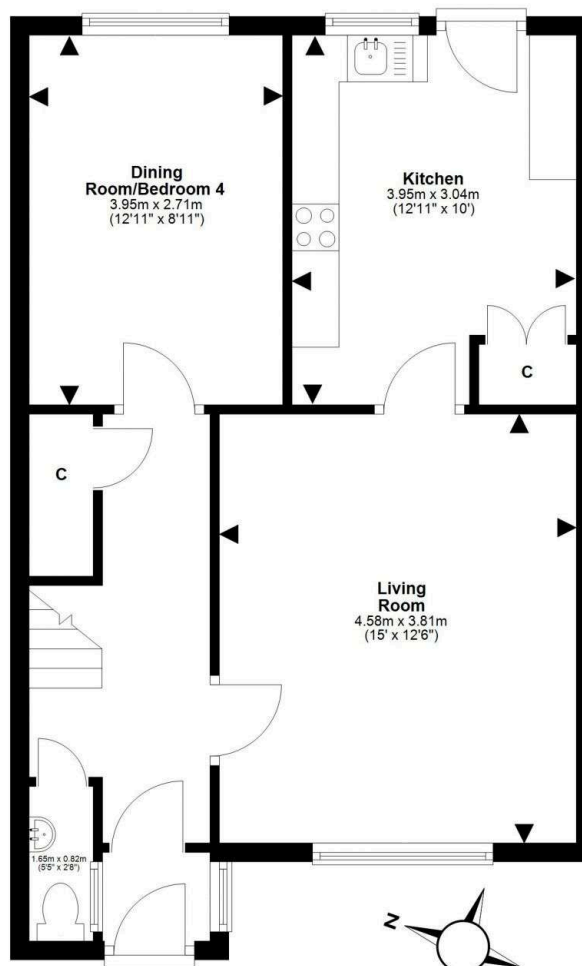
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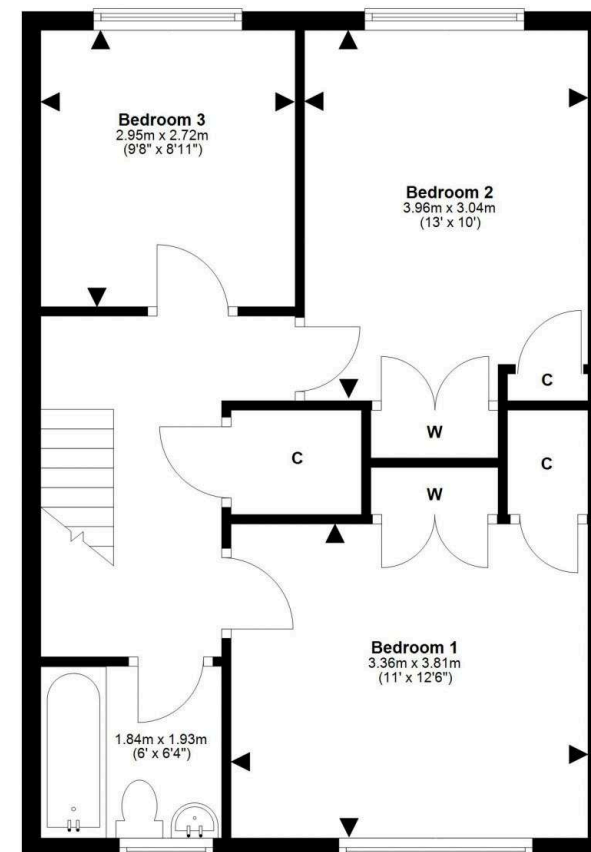


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.
Plan produced using PlanUp.