



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**22/2 Rannoch Road**

Edinburgh EH4 7EP

# 22/2 Rannoch Road

Discover the perfect blend of tranquility and modern living in this lower villa flat, nestled within a popular residential area. This gem boasts an array of features; boasting excellent private outdoor spaces and off-street parking. Step into the spacious lounge/diner, where natural light pours in through a large picture window and patio doors, which lead you onto a raised terrace, overlooking your private, west-facing garden. The sleek, white kitchen is complete with a breakfast bar and a suite of integrated appliances. There are two generously sized double bedrooms, with one offering built-in wardrobes. The stylish bathroom, featuring a space-saver shower bath and an oval basin elegantly set atop a wall-mounted vanity unit. Practicality meets utility in the convenient hall cupboard, perfect for laundry or extra storage.

---

## Property Summary

- Quiet setting in a popular residential area, next to Corstorphine Hill
  - Lower villa
  - Spacious lounge/diner, with patio doors onto terrace & garden
  - Stylish kitchen, equipped with fully integrated appliances
  - Two excellent double bedrooms
  - Pristine three-piece bathroom
  - Gas central heating & double glazing
  - Two external stores, adjacent to flat
  - Private gardens; front & rear (west facing), plus shared drying green
  - Off-street parking at side of property, plus unrestricted on-street parking
- EPC Rating - C | Council Tax Band - B

Home Report Value - £180,000







Presented with  
stylish interiors  
& in move-in  
condition





Outdoors, there are two private gardens (front and rear)—each space mainly laid to lawn and ready for your personal touch. The enclosed rear garden, enjoys a west facing aspect. A shared drying green is also to the rear.

Additional external stores adjacent to the flat provide ample additional storage.

Off-street parking to the side of the property, is a desirable asset, along with un-restricted on-street parking.

Extras: all fitted floor coverings, window blinds, light fittings and all integrated kitchen appliances, to be included in the sale.

Please note: no warranties or guarantees will be provided as to the working order of the appliances.

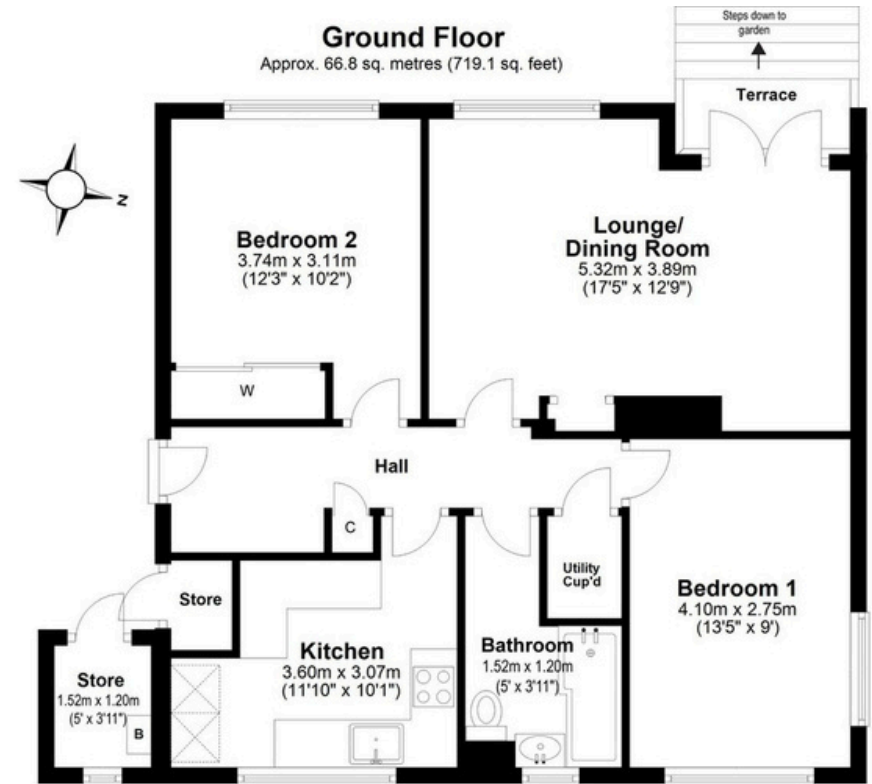
Let us help you find your next  
**dream property!**



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



## Location

Clermiston is a popular residential area some three miles west of Edinburgh city centre and neighbours Corstorphine. Good local amenities can be found on Drumbrae or St. John's Road, with a post office, bank, chemist and newsagents. A Tesco store is nearby. Recreation facilities include a local leisure centre with swimming pool and library on Drumbrae Drive, together with a tennis club and two prestigious golf clubs at nearby Barnton. Clermiston Hill and Cramond offer pleasant walks. The well regarded Royal High School is found to the north on Queensferry Road. Regular bus services run to the city centre and to the west with links to Edinburgh International Airport, Edinburgh City Bypass and all major motorway networks are all close at hand.



Zoopa.co.uk rightmove onTheMarket.com

### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.