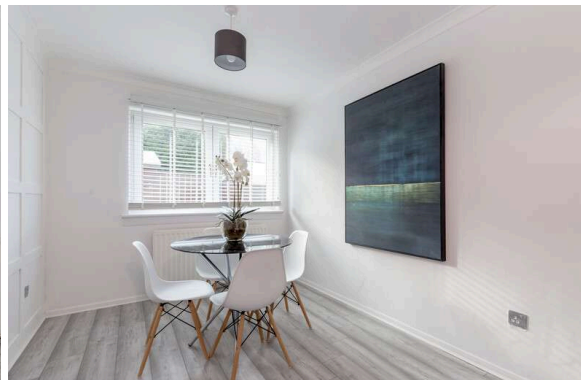
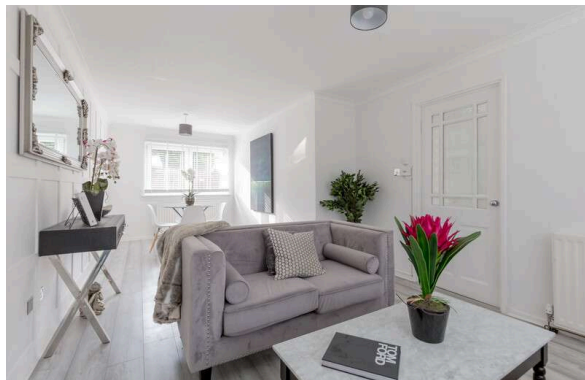




13 Rannoch Grove  
CORSTORPHINE | EDINBURGH | EH4 7EH

  
**warners**  
solicitors & estate agents



## 13 Rannoch Grove

CORSTORPHINE | EDINBURGH | EH4 7EH

Located in the sought-after Clermiston area of Edinburgh, this modern end-terraced home offers both style and functionality. As you approach the property, you are greeted by a charming decked front garden, adding a touch of character to the exterior.

The home boasts a spacious living room/dining room area, providing ample space for relaxation and entertaining guests. The decor is contemporary yet inviting, with neutral tones creating a bright and airy atmosphere. Separate to the living area is a separate modern kitchen, featuring attractive white units that complement the overall aesthetic of the home. The kitchen is not only visually appealing but also highly functional, offering plenty of storage space and modern appliances. Direct access to the rear garden makes outdoor dining and entertaining convenient and enjoyable.

Heading to the upper level, you'll find three spacious bedrooms, all tastefully decorated to create comfortable retreats. Each bedroom offers ample natural light and storage options, ensuring a peaceful and organised living space for occupants. The family bathroom on the upper level is neutrally decorated, featuring a shower over the bath for convenience and versatility. The clean and contemporary design of the bathroom adds to the overall modern feel of the property.

In summary, this modern end-terraced home in Clermiston presents a superb opportunity for comfortable and stylish living in a desirable Edinburgh neighborhood. In brief the property comprises -

- Beautiful living/dining room with floor to ceiling window.
- Modern kitchen with direct rear garden access.
- Three, well decorated, spacious bedrooms.
- Contemporary family bathroom with shower over bath.
- Separate garage, decked front garden and rear garden with sheds.
- Gas central heating and double glazing.

**PLEASE NOTE: THE SYSTEMS HAVE BEEN DRAINED DOWN. THE PROPERTY AND ALL EXTRAS INCLUDED IN THE SALE IS SOLD UNTESTED AND UNWARRANTED.**

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All appliances in place will be included in the sale . EPC Rating D.

The popular residential area of Clermiston is located three miles west of Edinburgh City Centre. Good local shopping amenities can be found in the nearby locale of Corstorphine, including the impressive Gyle Shopping Centre, which hosts a Morrisons supermarket. Local shopping is also available at a large Tesco Extra on Meadow Place Road. For sport and recreation, residents have the fantastic Drum Brae Leisure Centre, which boasts a swimming pool, a gym and fitness studios, practically on their doorstep. Murrayfield Stadium and Murrayfield Ice Rink are both a short drive away. There is also a choice of prestigious golf clubs in nearby Barnton. Cramond, just north of Clermiston, promises relaxing strolls along the beach and promenade towards Granton, or scenic walks along the River Almond. Locally, Corstorphine Hill offers pleasant woodland walks, whilst Edinburgh Zoo provides an informative day out filled with wild animals. The property falls within the catchment area for Clermiston Primary School, which feeds to the well-regarded Royal High School. Clermiston is an ideal location for those working at The Gyle or Gogar, and is also well-served by public transport into the city centre. Commuters enjoy excellent links to Edinburgh City Bypass and the motorway network, as well as frequent train and tram services from Edinburgh Gateway. Edinburgh International Airport is also just a short distance away.





## Rannoch Grove, EH4 7EH



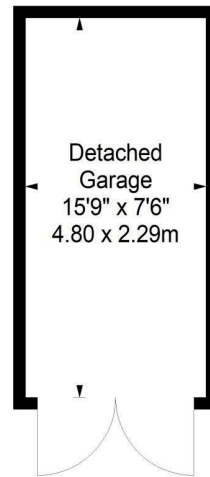
Approx. Gross Internal Area  
869 Sq Ft - 80.73 Sq M

Garage

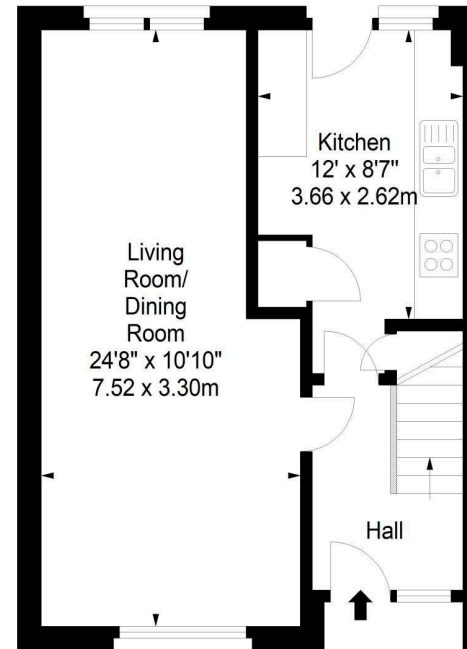
Approx. Gross Internal Area  
118 Sq Ft - 10.96 Sq M

For identification only. Not to scale.

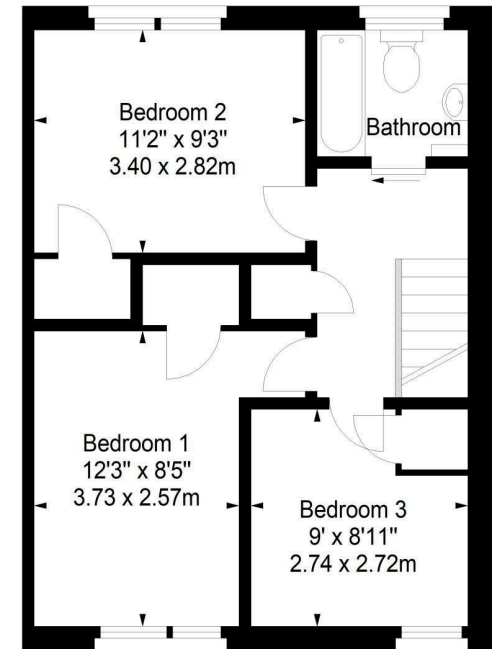
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Ground Floor



Ground Floor



First Floor