



45 Rankin Drive
NEWINGTON | EDINBURGH | EH9 3DF


warners
solicitors & estate agents



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Warners are delighted to present to market this fantastic family home – with great potential this three-bed mid terraced house occupying a quiet spot on this sought after development, whilst being only a short journey from a main transport route into Edinburgh or onto the City bypass for commuting. Ideal family living space with all modern comforts are provided within this home.

At ground floor level is the comfortable living room with dining area, a fitted kitchen currently with gas hob, oven and fan, washing machine, fridge, a pulley and access outside to the rear garden. There is also a well-proportioned bedroom on the ground floor. On the upper floor are two further bedrooms both with built in storage and completing the accommodation is the bathroom with shower over the bath. The property further benefits from an attic, gas central heating, double glazing, front and rear gardens made up of lawn and a patio and ample on street parking.

- Welcoming entrance hallway
- Fitted Kitchen with access to the rear garden
- Bright and spacious living room
- Front and rear gardens with lawn and patio
- Three well-proportioned bedrooms
- Bathroom with shower over the bath
- Gas central heating and double glazing
- Attic and on street parking
- EPC D and Council tax D

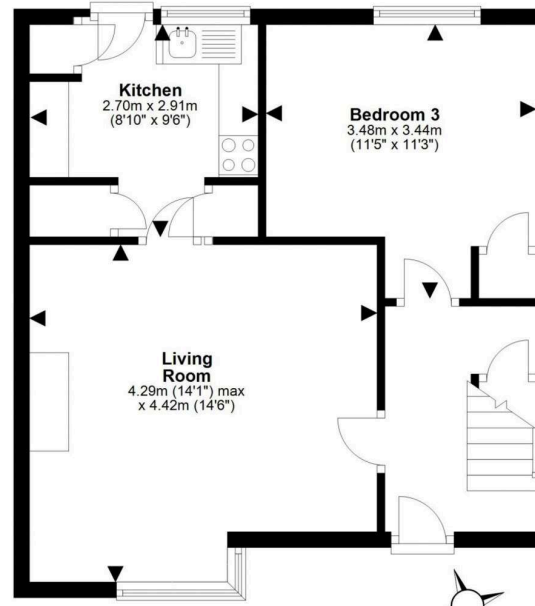
Everything in the property can be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

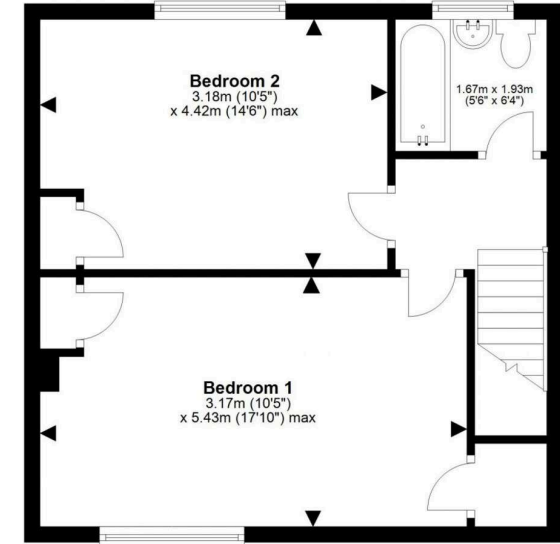


Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are also in abundance. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.





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.