



10 (GF1) Rankin Drive
NEWINGTON | EDINBURGH | EH9 3DE


warners
solicitors & estate agents



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Warners are delighted to present this immaculate ground floor flat, located in the highly desirable Newington district, just a short distance from Edinburgh's City Centre, the University of Edinburgh's King's Buildings campus, and a wealth of excellent local amenities.

This beautifully refurbished home is offered to the market in true move-in condition and boasts a warm, welcoming entrance hallway leading to a bright and spacious lounge. A large front-facing window allows for an abundance of natural light, creating a comfortable and airy living space.

The stylish, well-designed kitchen features a range of contemporary base and wall-mounted units with coordinating splashbacks, perfect for modern living. There are two generously sized double bedrooms, both tastefully decorated, and a sleek modern shower room with a contemporary three-piece suite.

Additional highlights include natural wood flooring throughout most rooms, gas central heating, double glazing, excellent built-in storage, and further internal cupboard space beneath the stairs.

Externally, the property benefits from a beautifully maintained private front garden with a large lawn, ideal for relaxing and enjoying the evening sun. To the rear, there is a shared drying green and private designated patio. There is also ample on-street parking available in the surrounding area.

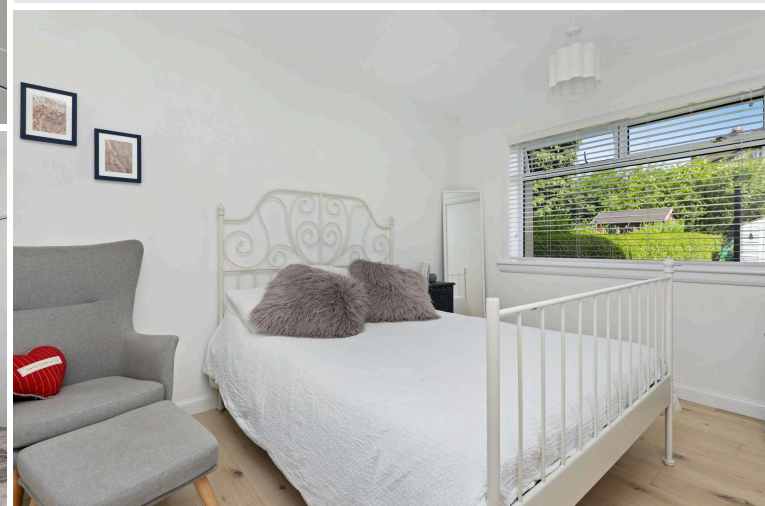
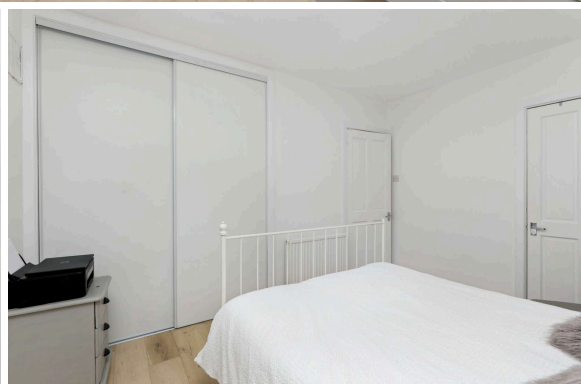
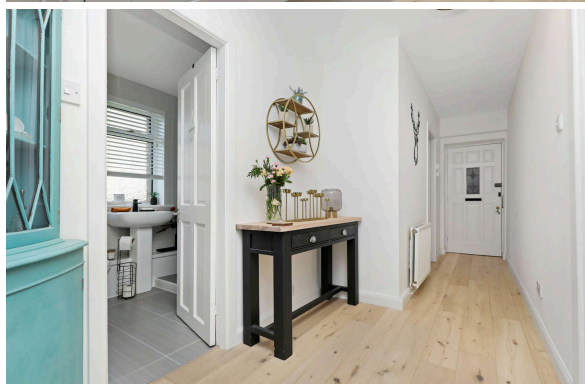
- Prime Newington location near Edinburgh City Centre and King's Buildings campus
- Beautifully refurbished and in true move-in condition
- Bright, spacious lounge with large front-facing window
- Modern kitchen and stylish shower room with contemporary finishes
- Two generously sized double bedrooms with tasteful decor
- Private front garden and shared rear drying green with ample on-street parking
- Energy Rating C and Council Tax Band C

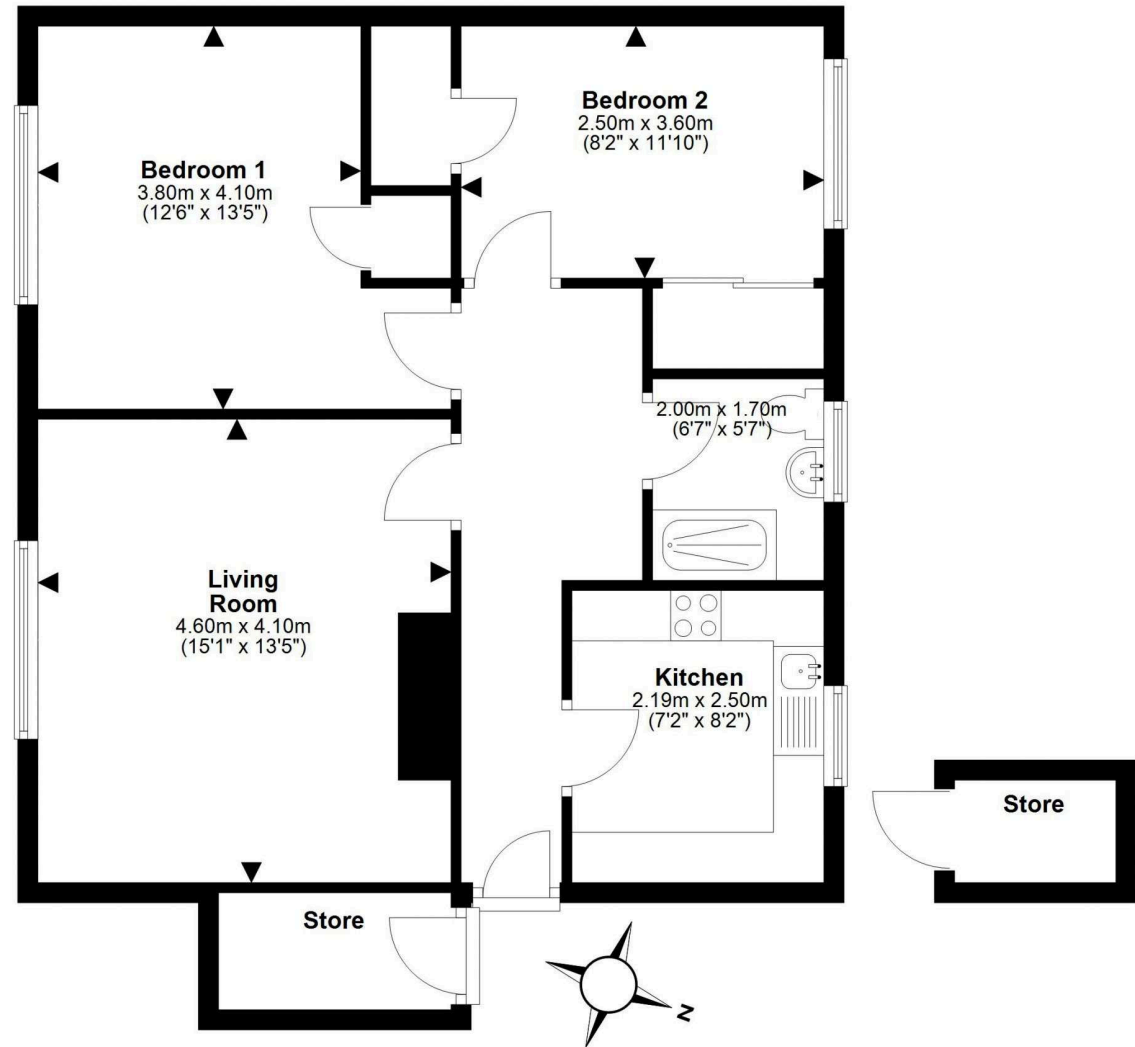
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated kitchen appliances, wall mounted tv and tv unit in the lounge included in the sale.

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. Located within the highly sought-after catchment area for Sciennes Primary School and James Gillespie's High School, both renowned for their strong reputations-this property offers an exceptional opportunity for families prioritising top-tier education. 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 including Tesco and Sainsbury stores, plus banking and post office services. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival Theatre, the Queen's Hall, Dynamic Earth, the Royal Commonwealth Pool and plenty of fashionable bars, cafes and restaurants. The property is conveniently placed for those connected to the Royal Infirmary and Scottish Parliament. Regular bus services run to the City Centre and other areas, whilst Waverley Railway Station and the City Bypass are both within easy reach.





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.