



44/3 Rannoch Road, Edinburgh, EH4 7EW

Beautifully presented two-bedroom first floor flat which is in excellent order throughout. It is situated on an elevated plot with private balcony with westerly aspect and pleasant outlook. The property benefits from double glazing and gas central heating with a modern combi boiler. It also has a small private garden and shared drying area.

The accommodation comprises:

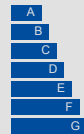
- Entrance hall with storage cupboards
- Generous living / dining room with west facing balcony, window and cornicing
- Spacious double bedroom with built-in wardrobes and window to the rear overlooking the gardens
- Modern bathroom fitted with a wash basin with vanity unit, WC and bath with LED lighting, separate shower enclosure
- Further good sized double bedroom with windows to the front and side
- Fitted kitchen with range of oak style units with laminate worktops with matching splashbacks and inset stainless steel sink and appliances including a gas hob with extractor hood, electric fan oven, washing machine and fridge



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

WWW.DMDLAW.CO.UK



EPC RATING
C



LOOKING FOR MORE INFORMATION
ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



Outside & Gardens

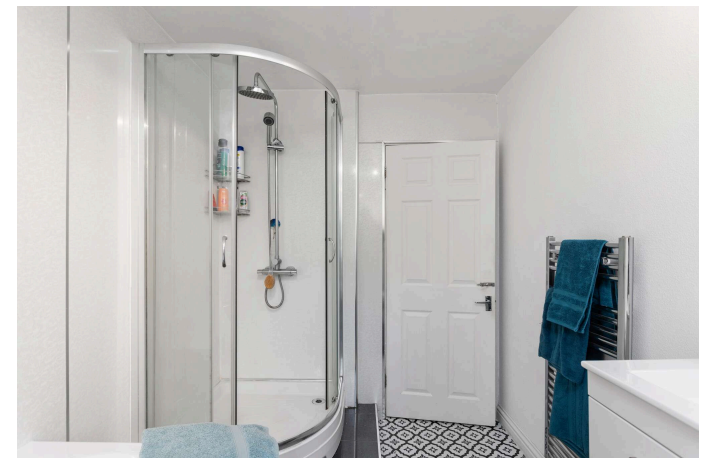
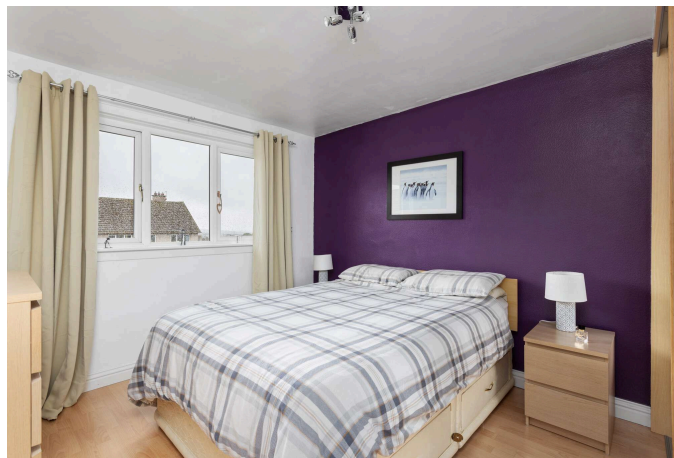
There is a private garden to the rear of the property and a shared drying area. There is an external storage cupboard within the common stair. Unrestricted parking is available on street. The fixed floor coverings, curtains, blinds, light fittings and kitchen appliances are included in the sale.

Location

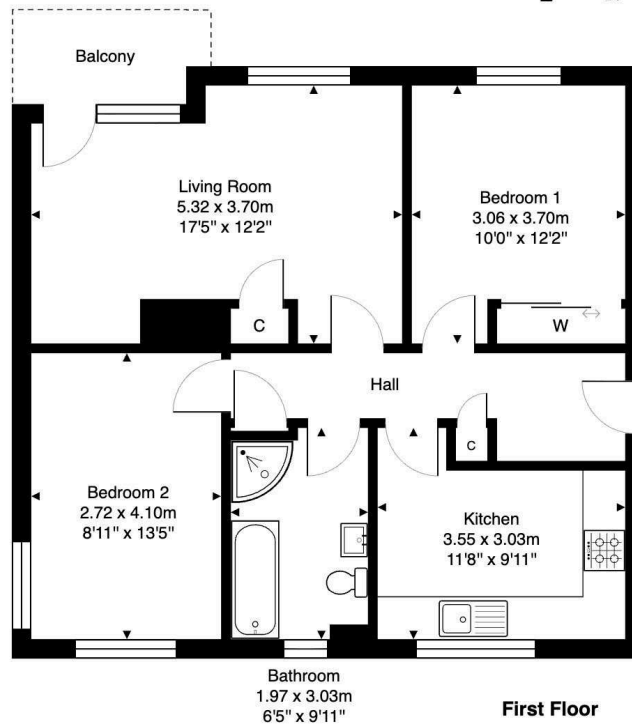
The property is situated within the popular residential area of Clermiston which lies on the north side of Corstorphine and to the south east of Barnton. Local shopping facilities can be found nearby including a Scotmid / Co-op supermarket at the Drum Brae Hub with a more extensive range of shops, banks, restaurants and other facilities at St John's Road, Corstorphine. There is a Tesco Extra at Meadow Place Road and new Lidl supermarket off Gylemuir Road and the Gyle Centre is also close by providing a selection of high street stores including Morrison's Supermarket and Marks & Spencer. Local schooling can be found within walking distance from nursery to secondary level. Recreational facilities in the area include Drum Brae Leisure Centre and the David Lloyd Centre. There are also pleasant walks available on Corstorphine Hill. The property is ideally placed for the commuter with the Forth Road Bridge, Edinburgh City Bypass and the Central Motorway Network all within a short drive.

Council tax

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



44/3 Rannoch Road, Edinburgh, EH4 7EW



Total Area: 66.3 m² ... 713 ft²

All measurements are approximate and for display purposes only



DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com **espc**

zoopla

rightmove