



58/2 Rannoch Road, Edinburgh, EH4 7EN

Well-presented two-bedroom ground floor flat which is in good order throughout and has extensive private gardens. It has a pleasant open aspect and the living room has a sunny south easterly aspect. The property benefits from double glazing and gas central heating, with a Worcester combi boiler.

The accommodation comprises:

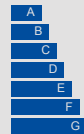
- Entrance hall with storage cupboards
- Generous living / dining room with south facing veranda, window and corning
- Spacious front facing double bedroom with built-in wardrobes and large walk-in storage cupboard
- The bathroom is fitted with a wash basin with vanity unit, WC and bath with electric shower over
- Further good sized double bedroom to the rear
- Fitted kitchen with range of oak style units with laminate worktops and inset stainless steel sink and appliances including an electric cooker with extractor hood, washing machine and fridge freezer



VIEWING DETAILS

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

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EPC RATING
Unknown



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Outside & Gardens

There is a large private garden to the front with a sunny south easterly aspect. There is a private garden to the rear of the property which is mainly chipped for low maintenance and a shared drying area. There is an external storage cupboard within the common stair. Unrestricted parking is available on street.

Location

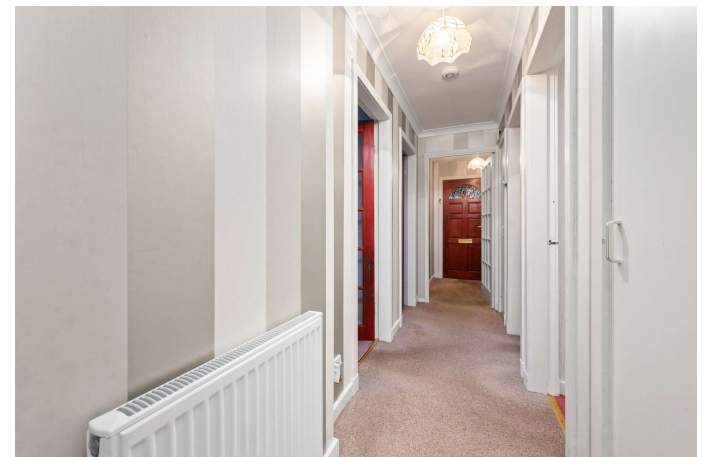
The property is situated within the popular residential area of Clermiston which lies on the north side of Corstorphine and to the south east of Barnton. Local shopping facilities can be found nearby including a Scotmid / Co-op supermarket at the Drum Brae Hub with a more extensive range of shops, banks, 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. There are excellent regular bus services to the city centre within a short walk.

Extras

The fixed floor coverings, blinds, light fittings and kitchen appliances are included in the sale. The curtains are excluded from the sale. To be transparent, the top oven in the cooker is not functional

Council tax

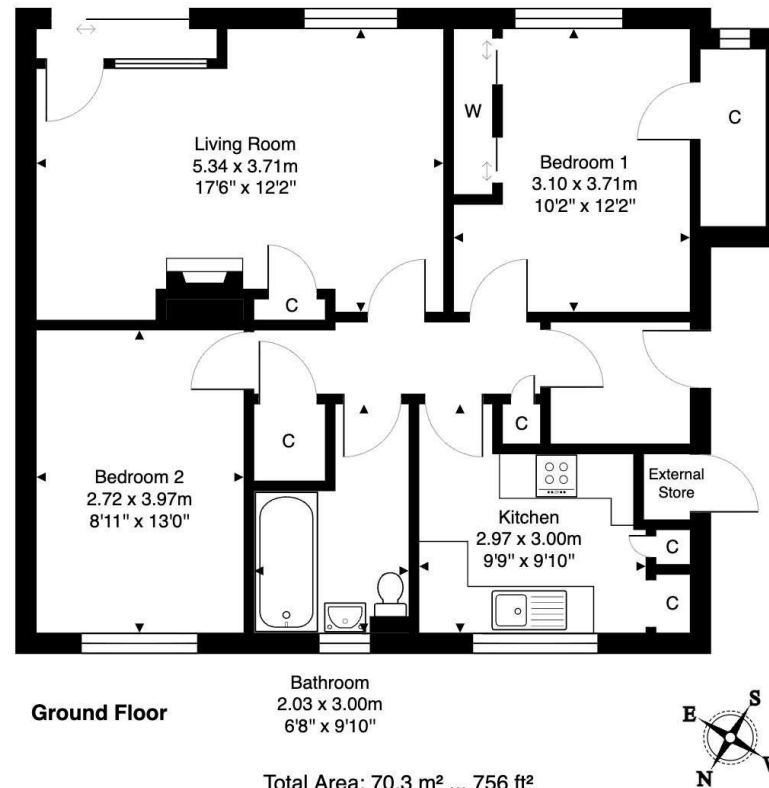
It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.







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DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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