

Blackadders



119/3 Rankin Drive
Edinburgh EH9 3DH

Offers Over
£175,000

Lounge
Balcony Off
Separate Kitchen
2 Bedrooms

Bathroom
GCH
D/G
Communal Gardens

Viewing: By appointment through selling agent on 0131 202 1868

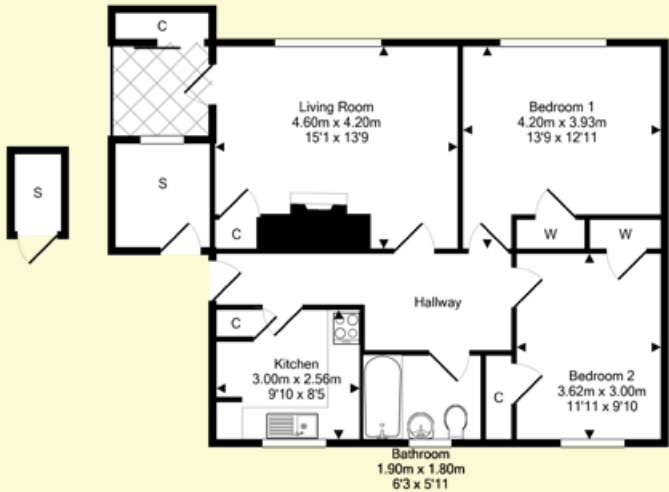
DESCRIPTION

Bright and spacious first floor flat set in a popular residential location close to amenities and well placed for commuting. The property will appeal to a number of buyers and benefits from having gas central heating and is double glazed.

Externally there are well maintained communal gardens to the rear.

LOCATION

Rankin Drive is quietly positioned within the enviable Newington district of the city yet is a short walk from an excellent range of shops, services, restaurants and bistros. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as several other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaird Retail Park. There is good primary and secondary schooling in the area and the property is well positioned for access to Edinburgh University (Kings Buildings and George Square), Queens Hall and National Library with recreational facilities on hand including Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park, both within easy reach. Both the Edinburgh Royal Infirmary and the Sick Childrens Hospital are nearby. A range of bus services provide quick and easy access into the City Centre and there is good road access to the city bypass with excellent connections to the motorway network.



ACCOMMODATION
(measurements are approx)

| | | |
|-----------|--------------|--------------|
| Lounge | 15'1 x 13'9 | 4.60 x 4.20m |
| Kitchen | 9'10 x 8'5 | 3.00 x 2.56m |
| Bedroom 1 | 13'9 x 12'11 | 4.20 x 3.93m |
| Bedroom 2 | 11'11 x 9'10 | 3.62 x 3.00m |
| Bathroom | 6'3 x 5'11 | 1.90 x 1.80m |







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37 Langstane Place
Aberdeen
AB11 6EN
Tel: 01224 452750

ARBROATH

129 High Street
Arbroath
DD11 1DP
Tel: 01241 876620

DUNDEE

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DD1 1RJ
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EDINBURGH

40 Torphichen Street
Edinburgh
EH3 8JB
Tel: 0131 202 1868

PERTH

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PH1 5LB
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