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Offers Over

**£165,000**

## 17/6 Ransome Gardens

Clermiston | Edinburgh | EH4 7ET

This attractive and generously proportioned second/ top floor flat is pleasantly situated within the popular residential area of Clermiston, close to good local amenities and commuting links. The property would undoubtedly appeal to the first time buyers or young professional.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Private Rear Garden
-  EPC Rating – C
-  Council Tax Band - B



## Description

The accommodation in brief comprises; welcoming entrance hallway with useful storage cupboards, light and airy reception/dining room with access to balcony, fitted kitchen with a range of base and wall mounted units and appliances, two well proportioned double bedrooms, and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and excellent storage facilities.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob, ovens, washing machine, dishwasher and fridge/freezer. The wardrobes in the bedrooms are also included in the sale. Other items of furniture can be made available by separate negotiations.

## Gardens & Parking

The property further benefits from a private garden space to the rear, mostly laid to lawn for an ideal outside space for children and pets. Unrestricted on street parking is available for residents and visitors alike. A further benefit is two external storage units located within the property stairwell located outside the properties front door.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

The property is situated within the popular Clermiston area of Edinburgh, lying to the west of the City Centre. The area is well served with local shops, bars and cafes together with a 24-hour Tesco's supermarket. The Gyle Shopping Centre is a short drive away and offers a variety of high street shops. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses which are all within easy reach together with Drum Brae and David Lloyd Leisure Centre's. Also Scotmid supermarket and the Drumbre Library hub are a short walk away. The location is ideal for access to The City of Edinburgh Bypass linking the east and west, Scotland's motorway network (M8, M9, M90 and Queensferry crossing) and Edinburgh's International Airport.





Approx. Gross Internal Floor Area 67 Sq M / 725 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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