



19/2 Ransome Gardens  
Clermiston, EH4 7ET

**Deans**   
Solicitors & Estate Agents LLP



## GROUND FLOOR FLAT

- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Free On-Street Parking
- EPC Rating – C



Forming part of a residential estate, this lovely, well-proportioned ground floor flat is situated within the popular area of Clermiston. The property is within walking distance of local day to day requirements with further specialised shopping available at the Gyle Shopping Centre. Well placed for commuting with easy access to the City Bypass and major motorway networks with Edinburgh Airport in easy reach by way of a good public transport service. The light and airy accommodation would make an ideal first purchase and comprises; welcoming entrance hallway with good storage, attractive sitting/dining room with door to balcony providing access to the enclosed private front garden, modern fitted kitchen, two double bedrooms and bathroom with white suite with shower over. To the front of the property is an enclosed private garden with decked and paved patio area. There is a further section of garden to the front which has been laid with chip stones for ease of maintenance. To the rear the garden has been laid with paving stones and has two garden sheds. Free on-street parking is available. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, cooker, oven, hob light shades and garden shed. All appliances included in the sale are sold as seen with no warranty provided.

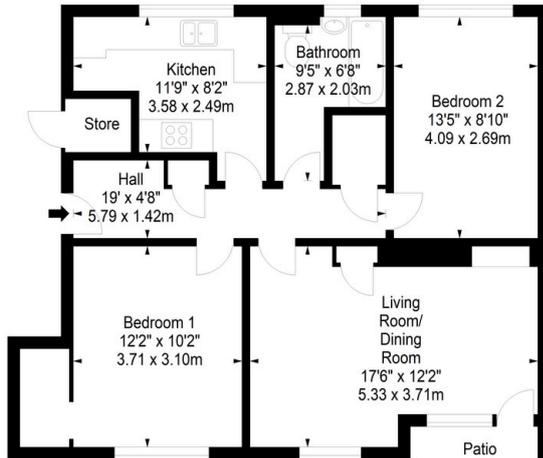


**Ransome Gardens,  
Edinburgh,  
Midlothian, EH4 7ET**



Approx. Gross Internal Area  
727 Sq Ft - 67.54 Sq M  
Store

Approx. Gross Internal Area  
13 Sq Ft - 1.21 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

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