



5 RANSOME GARDENS

Clermiston, Edinburgh, EH4 7ET



2

Public Rooms



3

Bedrooms



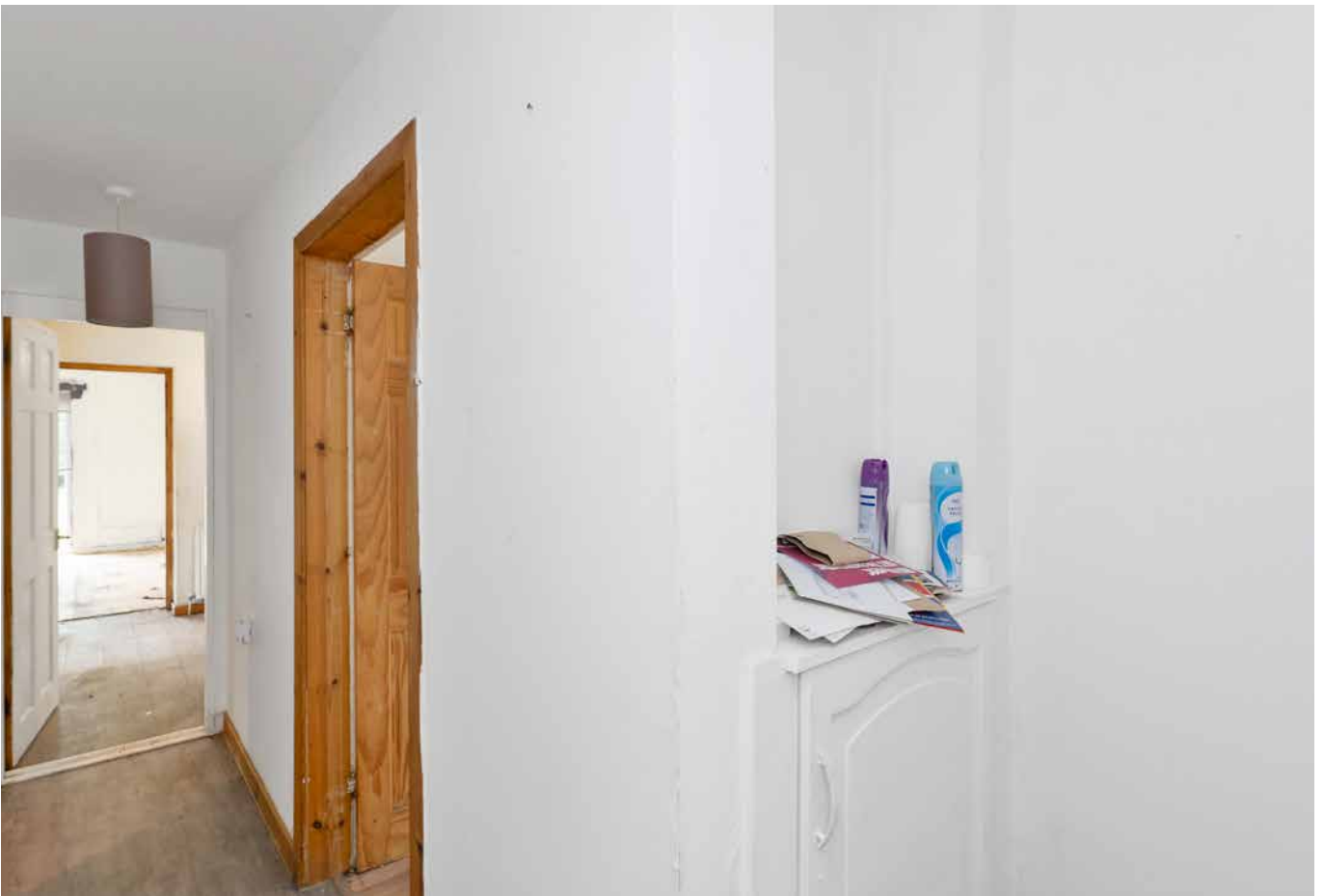
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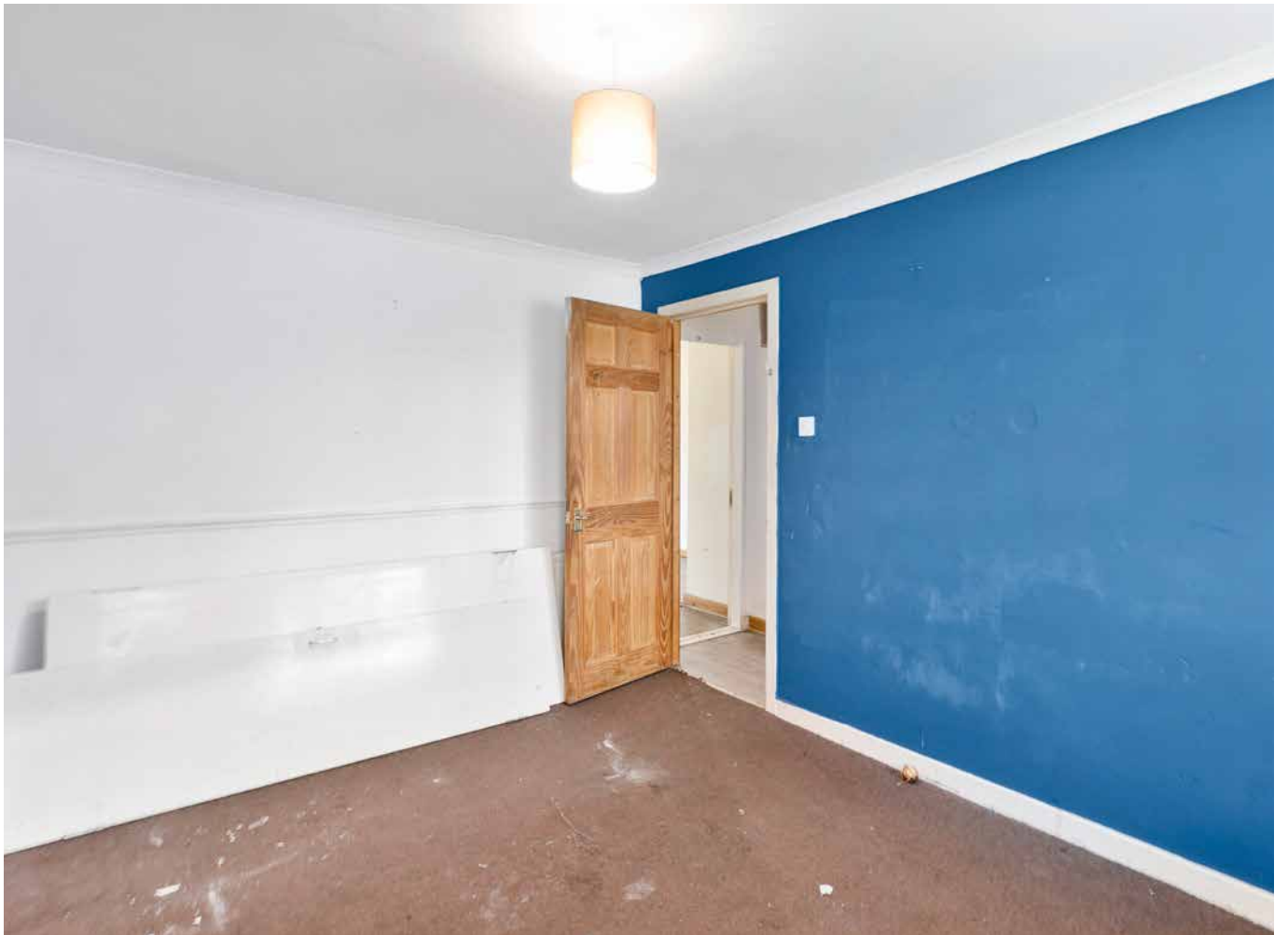
Bathroom



5 RANSOME GARDENS

Enjoying a sought-after position in Clermiston, this detached bungalow is perfectly placed for family living, with excellent access to well-regarded schools, local shops, supermarkets, and extensive green spaces. The area is particularly popular for its superb connectivity, offering frequent bus services, convenient road links, and straightforward travel into Edinburgh city centre. Occupying a generous plot with private gardens to the front, side, and rear, 5 Ransome Gardens offers exciting scope for modernisation and personalisation. The flexible accommodation includes two reception rooms, three comfortable bedrooms, and a family bathroom, presenting an excellent opportunity to create a home personalised to buyers' tastes and requirements.









D
EPC
RATING

B
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Detached bungalow in Clermiston
- Commuting distance from central Edinburgh
- Exciting opportunities for upgrading and redecoration
- Entrance hall
- Spacious living room with double doors
- Separate dining room
- Kitchen with fitted units
- Southwest-facing principal bedroom
- Two more comfortable bedrooms
- Family bathroom
- Private gardens to the front, side and rear
- Gas central heating and double glazing
- On-street parking
- The property is to be sold as seen





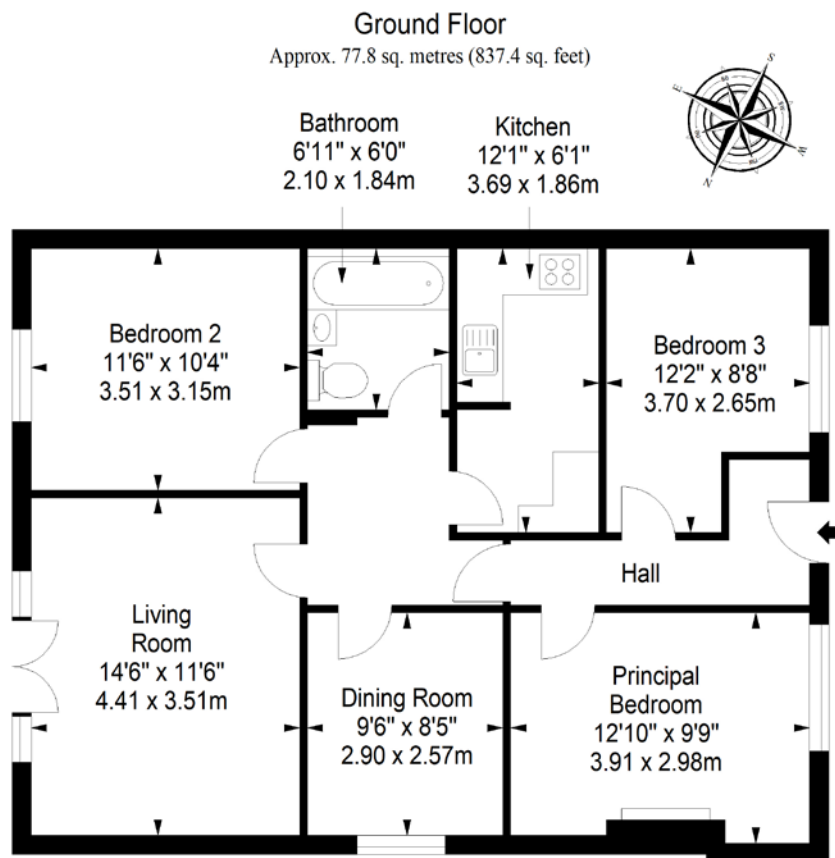


Extras: Property to be sold as seen.



CLERMISTON, EDINBURGH

Situated west of the city centre and just north of sought-after Corstorphine, Clermiston is a popular choice among families and young professionals owing to its excellent local services and amenities, well-regarded catchment schools and convenient transport links. The leafy residential area has no shortage of public parks and green spaces, such as Hillwood Park and Corstorphine Hill, as well as Drum Brae Park, which is home to Drum Brae Leisure Centre. Packed with indoor sport and fitness facilities, including a 25-metre swimming pool, a state-of-the-art gym, a fitness studio and a sports hall, the leisure centre also commands stunning views across the Firth of Forth. Golf enthusiasts are equally spoiled for choice, with a number of prestigious golf courses nearby. Residents of Clermiston enjoy ideal local services and amenities right on their doorstep, as well as extensive retail facilities at nearby Corstorphine Retail Park and Craighleith Retail Park, including a selection of major supermarkets and large high-street outlets. The area enjoys good primary and secondary state schools, whilst some of the capital's best private school choices are within easy driving distance. Clermiston offers swift and easy access to Edinburgh Airport, Queensferry Crossing and the M8/M9 motorway network, as well as fantastic public transport links travelling across the city, day and night.



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