










Solicitors & Estate Agents



23/4 Rannoch Road

Clermiston | Edinburgh | EH4 7EQ

Neilsons are delighted to offer on to the market this spacious first floor flat, which forms part of a well-kept purpose-built block and enjoys a high amenity location in the popular residential area of Clermiston.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street parking
-  Private rear garden
-  EPC rating – C
-  Council tax band- B



Description

Offering a flexible space suitable for professional couples, downsizers or young families, the property is accessed via a communal hallway (with two storage cupboards) and briefly comprises: entrance hallway with built-in storage, west facing reception/dining room with neutral décor, attractive laminate flooring and access to a private balcony with open outlook, well equipped kitchen which has been fitted with a selection of contemporary base and wall mounted units with contrasting worktops, splash tiling and laminate flooring, two generously sized double bedrooms, and stylish family bathroom with modern three piece white suite, tiling to walls and over-bath shower.



Extras

The microwave, cooker and washing machine will be included in the sale.

Gardens and Parking

There are lawned communal gardens to the rear of the building, together with a substantial area of private garden which houses a shed that the seller will be including with the sale. Unrestricted on-street parking is located on Rannoch Road and many of the neighbouring streets.

Viewing

By appointment through Neilsons (0131 625 2222).



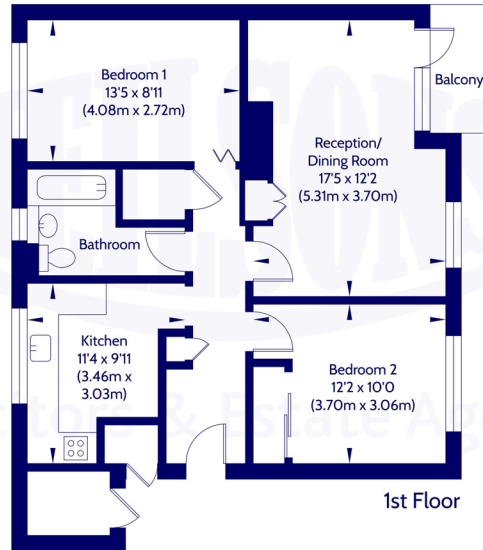


Location

The property is situated within the sought after 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. 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 66 Sq M / 705 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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