NEILSONS

Solicitors & Estate Agents

Offers Over

**£175,000**

# 7/3 Ransome Gardens

## Clermiston | Edinburgh | EH4 7ET

An exceptionally well-presented and comprehensively renovated upper flat, forming part of an attractive block of just four properties. Ideally positioned close to an excellent range of amenities and transport links, the property offers spacious, stylish accommodation and would make an outstanding first-time purchase or buy-to-let investment.

- 2 Bedrooms
- 1 Reception Room
- 1 Shower Room
- Private garden & shared drying green
- Free on street parking
- EPC Rating – C
- Council Tax Band – B

## Description

Access is via a well-maintained communal stair, with the property situated on the first floor. The front door opens into a welcoming hallway with ample built-in storage. To the front is a particularly generous reception room, enjoying a sunny south-westerly aspect and sliding doors opening onto a private tiled balcony. The room offers ample space for larger-scale furniture and features a fireplace with an electric flame-effect fire, a built-in desk and shelving, and a substantial storage cupboard. Overlooking the gardens to the rear, the kitchen/dining room is fitted with an excellent range of wall and base units and provides plenty of room for dining. Integrated appliances include a slimline dishwasher, oven, hob and cooker hood, while the washing machine and fridge are also included in the sale. There are two generously proportioned double bedrooms, together with a stylish, tiled bathroom fitted with a contemporary white suite and a dual-head drench shower over the bath. A particularly useful feature is the additional storage located on the landing immediately outside the front door. Two large external cupboards provide excellent supplementary space, one fitted with shelving and the other arranged as a practical utility area housing a condenser dryer and freezer. Further benefits include gas central heating and full double glazing. Beautifully presented, thoughtfully upgraded and offering excellent proportions throughout, this impressive flat combines generous living space, valuable storage and a private balcony in a highly convenient location.

## Extras

The light fittings, floor coverings, window blinds and aforementioned appliances shall be included in the sale. Furniture can be made available by separate negotiation.

## Gardens & Parking

The flat benefits from an enclosed private garden located to the rear of the building. Predominantly laid to lawn, this well-maintained space offers an ideal spot to relax and enjoy the weather during the warmer months and has a shed, ideal for storing garden furniture and equipment. Beyond the garden, a large communal drying green is available. Ample free on street parking can be found to the front of the property.

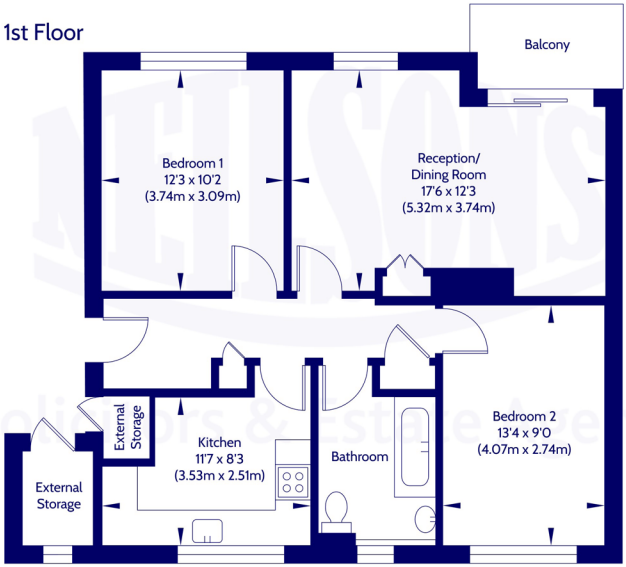
## Viewing

By appointment through Neilsons 0131 625 2222.

## Location

Clermiston is a popular residential area offering an excellent range of local amenities within easy walking distance of the property. Neighbouring Corstorphine provides an even wider selection, including Tesco Extra and Lidl supermarkets, together with an excellent choice of independent shops, cafés, restaurants, takeaways and everyday services. For more extensive shopping, The Gyle Shopping Centre and Hermiston Gait are both just a short drive away and offer a wide range of major retailers and services. The property is well placed for families, with schools catering for all age groups easily accessible. Frequent public transport services operate close by, providing quick and convenient links to Edinburgh city centre and surrounding areas. There is also an excellent choice of leisure and recreational facilities nearby, including Drumbrae Leisure Centre, David Lloyd Edinburgh, Corstorphine Hill Nature Reserve, local golf courses, a tennis club, and the Drumbrae Library and Community Hub. Clermiston is particularly well suited to commuters, with convenient access to the City Bypass, the central motorway networks, the Queensferry Crossing and Edinburgh International Airport, all within easy reach.

Approx. Gross Internal Floor Area 66 Sq M / 715 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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