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Offers Over

**£155,000**

## 62/3 Rannoch Road

Clermiston | Edinburgh | EH4 7EN

This bright and spacious one bedroom ground floor flat with versatile study, private gardens and driveway, is offered to the market in true move-in condition and is well placed close to a host of good local amenities and commuting links. The property is bound to appeal to young professionals or first time buyers and internal viewing is highly recommended.

 1 bedroom plus study

 1 public room

 1 shower room

 Driveway

 Private gardens

 EPC Rating – C

 Council Tax Band – B



## Description

In brief the accommodation comprises; welcoming entrance hallway, generously proportioned and bright lounge/dining with feature fireplace and access to enclosed balcony with patio doors, stylish modern kitchen, light and airy principal bedroom with built-in storage, study which would also make an ideal nursery or home office, and stunning contemporary shower room. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale along with the electric fire and fireplace, electric oven and hob, washing machine and integrated undercounter fridge and freezer.

## Gardens & Driveway

There are private gardens to the front and rear of the property. A driveway to the front provides off-street parking and further on-street parking can be found within the surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.







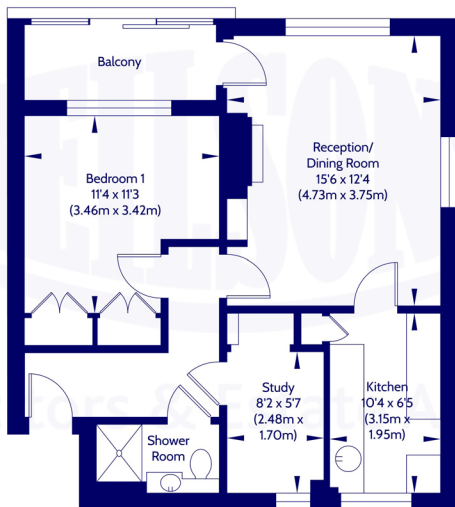
## Location

Clermiston provides local convenience shopping within easy walking distance of this property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & take-aways. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to the Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area abound and include the Drumrae and David Lloyd Leisure Centres, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumrae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.





Approx. Gross Internal Floor Area 53 Sq M / 570 Sq Ft.



Ground Floor

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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