

OFFERS OVER £177,000

42/3 Rannoch Road
Edinburgh, EH4 7EW

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Solicitors & Estate Agents



- Spacious 2 bed first floor flat
- Large and bright living/dining room
- Well-proportioned bedrooms offering comfortable accommodation.
- Modern fitted kitchen with quality units and integrated appliances
- Versatile summerhouse ideal as a home office, studio, gym or garden room.
- Excellent transport links and easy access to Edinburgh City Centre, local amenities and green spaces.
- EPC C

Description

Set within the popular residential area of Rannoch Road, this beautifully presented property is in move-in condition.

The welcoming entrance hall leads to a bright and spacious living room, providing an inviting setting for both relaxing and entertaining. The contemporary fitted kitchen has an excellent range of wall and base units, quality worktops and integrated appliances, offering both style and practicality. The property offers well-proportioned bedrooms, each finished in tasteful neutral décor. A modern bathroom, finished to a high standard, completes the internal layout.

A real highlight of the home is the generous private rear garden, offering a peaceful outdoor retreat with plenty of space for al fresco dining, entertaining or simply enjoying the outdoors. The attractive summerhouse provides a flexible additional space, ideal as a home office, studio, gym or relaxing garden room, making it a valuable extension of the living accommodation.





Location

Clermiston is a popular and well-established residential district in the north-west of Edinburgh, offering an excellent balance of green open spaces, local amenities and convenient transport links. The area is well served by a range of supermarkets, independent shops, cafés and everyday services, while nearby Corstorphine provides an even wider selection of retail and leisure facilities.

Regular bus services provide quick and easy access to Edinburgh City Centre, while the City Bypass, Queensferry Crossing, Edinburgh Airport and the Gyle Business Park are all readily accessible, making Clermiston an ideal location for commuters.

Central Heating and double glazing

There is gas central heating, alongside double-glazed windows throughout.

Garden and parking

The property benefits from its own private garden and on street parking.

Council Tax and EPC

Located in Council Tax band B and has a C rated Energy Performance Certificate.

Home Report

The property has been valued at £185,000 and a link to the Home Report is available from the ESPC website.

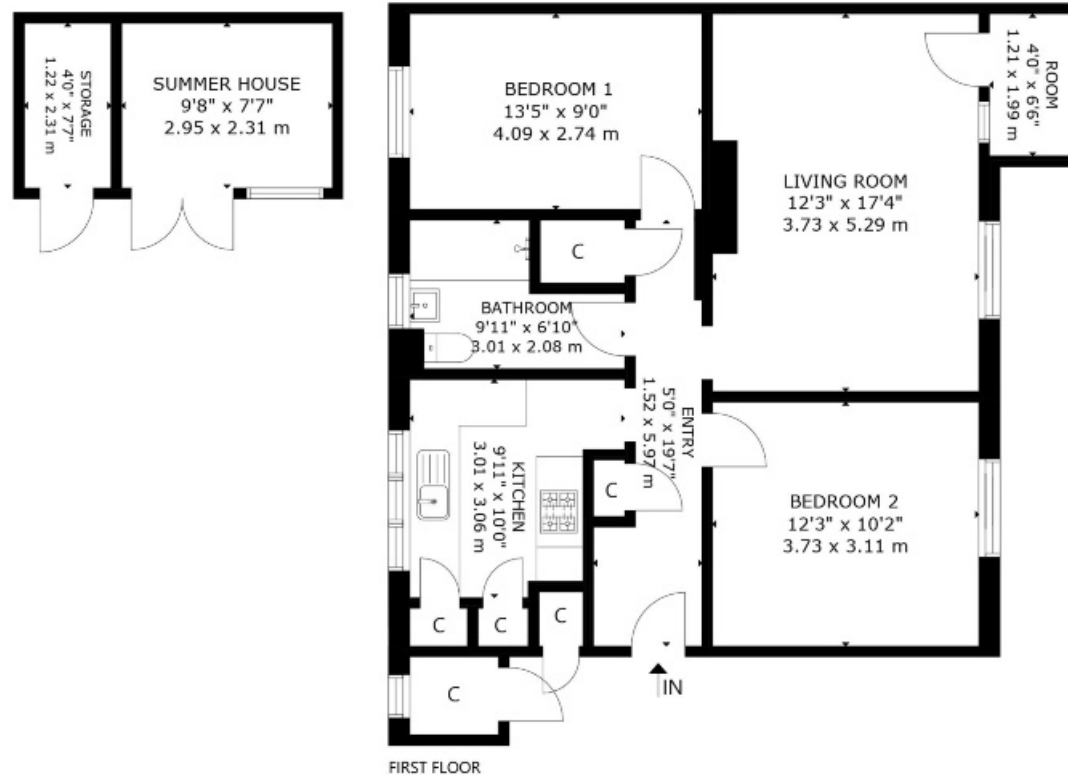
Viewing

By appointment via Agent telephone 0131 229 3399.

Extras

All carpet, curtains, fridge freezer, integrated cooker, integrated hob and washing machine to be included in the sale.





42/3 RANNOCH ROAD, EDINBURGH, EH4 7EG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 806 SQ FT / 75 SQ M
 SUMMER HOUSE 107 SQ FT / 10 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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 email property@drummondmiller.co.uk
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