










Offers Over
£145,000

62/2 Rannoch Road

Clermiston | Edinburgh | EH4 7EN

This delightful, generously proportioned ground floor flat boasts an extensive, corner private garden to the side incorporating a driveway providing valuable off-street parking for two vehicles. Quietly positioned within a cul-de-sac setting within the popular Clermiston district of the city, close to excellent amenities and transport links.

-  1 Bedroom
-  1 Public room
-  1 Shower room
-  Private garden
-  Driveway
-  EPC Rating – C
-  Council Tax Band - B



Description

Offered to the market in move-in condition, this lovely light-filled home shall undoubtedly appeal to the first time buyer/couple, professional or investor and merits internal viewing to be fully appreciated. The stylish accommodation offers a flare of character and charm and comprises; entrance hallway with storage provisions, there is a beautifully appointed reception room with shelved press, central fireplace housing the electric fire and the room is enhanced with sanded floor with window to front and door leading to the sunroom. The sunroom is an excellent addition, a lovely place to relax, with French doors leading to the garden. The kitchen is fitted with a range of wall and base units with Range cooker with further appliances included in the sale. There is a light and airy double bedroom with built-in wardrobes with further French doors to the sunroom. Finally the modern shower room comprises of a white three piece suite with mains shower. Further benefits include gas central heating with combi boiler and double glazing.



Extras

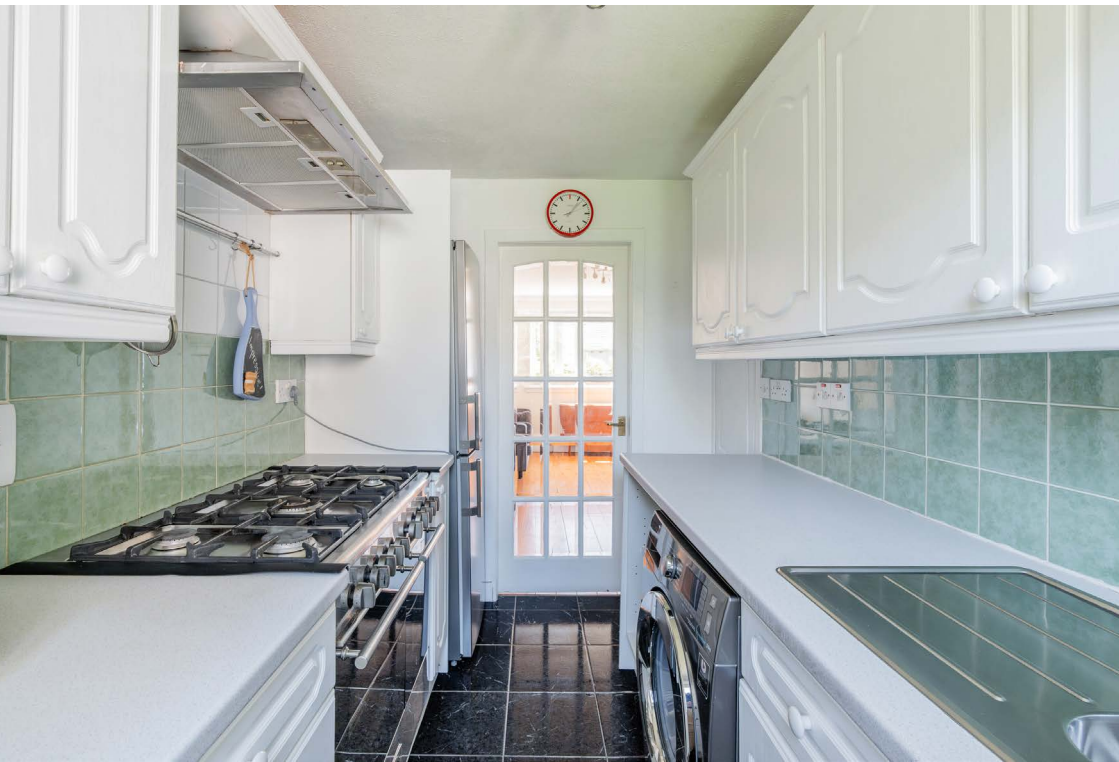
All the fitted floor coverings, light fittings and blinds are included in the sale together with the Range cooker, integrated dishwasher (sold as seen), and free standing appliances (fridge freezer and washing machine).

Externally

The property benefits from a lovely corner private garden, located to the side of the building. Offering off-street parking for two vehicles and a lovely space for outside dining and relaxing with steps lead directly to the accommodation. There is a private section of garden ground located to the rear with communal drying green.

Viewing

By appointment with Neilsons on 0131 625 2222.





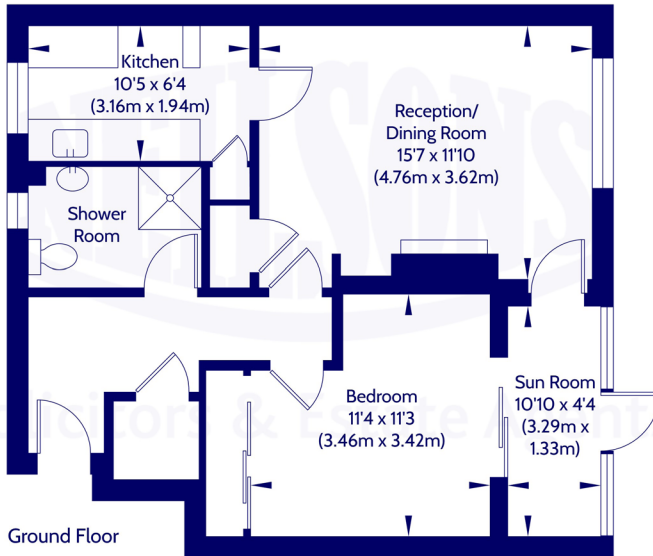
Location

The property forms part of the popular residential area of Clermiston, which lies to the west of Edinburgh city centre. It is located within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl also nearby. Nearby Corstorphine provides a wealth of independent shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre, Edinburgh International airport and surrounding areas and by car the City Bypass and Central Motorway Network within easy reach.





Approx. Gross Internal Floor Area 57 Sq M / 609 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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