



RALPH SAYER
SOLICITORS & ESTATE AGENTS

58/6 Rannoch Road

Clermiston, Edinburgh, EH47EN

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This bright two-bedroom first-floor flat forms part of an established residential development in Clermiston and comes with a private balcony and a private garden.

A welcoming hall with built-in storage leads through to a generous living room, where dual-aspect windows draw in natural light and frame leafy outlooks, with direct access to the balcony. The separate fitted kitchen is arranged with a large selection of white gloss units, dark worktops, and tiled splashbacks. Both bedrooms are doubles and both benefit from built-in wardrobes. A modern, tiled bathroom is fitted with a shower-over completes the accommodation. Externally, in addition to the balcony and private section of garden, the new owner will also have access to a shared drying green and ample on-street parking. The location places local shops, schools, parks and transport links within easy reach. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Features

- First-floor flat in Clermiston
- Bright, modern interiors with leafy views
- Generous living room with balcony access
- Contemporary fitted kitchen ample cabinets, large worktops and metro splashback tiling
- Two bedrooms, both with fitted wardrobe space
- Attractive bathroom with a modern three-piece-suite and a shower-over-bath
- Private balcony and private garden section,
- Communal drying green and ample on-street parking
- Gas central heating and double glazing throughout





Virtually staged
by Property Studios



Bright interiors, a balcony
and a private section of the
rear garden





Virtually staged
by Property Studios

CHANEL
KATE MOSS



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Clermiston,

Situated west of the city centre and just north of sought-after Corstorphine, Clermiston is a popular choice among families and young professionals owing to its excellent local services and amenities, well-regarded catchment schools and convenient transport links.

The leafy residential area has no shortage of public parks and green spaces, such as Hillwood Park and Corstorphine Hill, as well as Drum Brae Park, which is home to Drum Brae Leisure Centre. Packed with indoor sport and fitness facilities, including a 25-metre swimming pool, a state-of-the-art gym, a fitness studio and a sports hall, the leisure centre also commands stunning views across the Firth of Forth. Golf enthusiasts are equally spoiled for choice, with a number of prestigious golf courses nearby.

Residents of Clermiston enjoy ideal local services and amenities right on their doorstep, as well as extensive retail facilities at nearby Corstorphine Retail Park and Craighleith Retail Park, including a selection of major supermarkets and large high-street outlets.

The area enjoys good primary and secondary state schools, whilst some of the capital's best private school choices are within easy driving distance. Clermiston offers swift and easy access to Edinburgh Airport, Queensferry Crossing and the M8/M9 motorway network, as well as fantastic public transport links travelling across the city, day and night.

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dream property!



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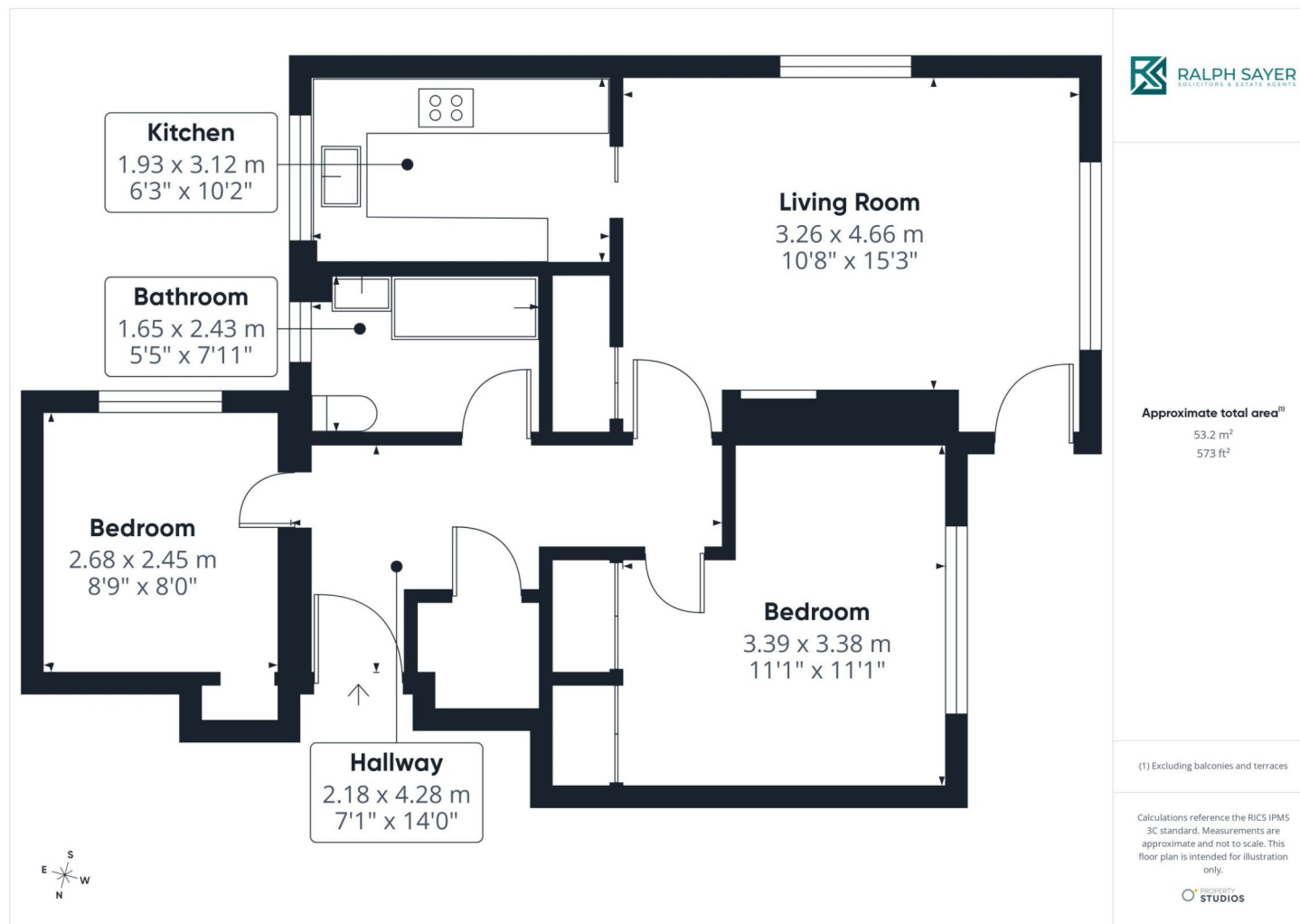


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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



Council Tax Band:
B

EPC Band:
C

Home Report Value:
£175000