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Offers Over

£235,000

5/5 Rankin Avenue

Blackford | Edinburgh | EH9 3DD

This impressive, light-filled top-floor flat, boasting stunning open views towards Arthur's Seat, is presented to the market in true move-in condition, undoubtedly appealing to first-time buyers, professionals, and investors alike. Quietly positioned within the highly sought-after Blackford district, the property enjoys a superb setting within easy reach of Edinburgh city centre and the Royal Infirmary. The University of Edinburgh's King's Buildings campus, Cameron Toll Shopping Centre and excellent transport links are all conveniently close at hand.

 2 Bedrooms

 1 Public room

 1 Bathroom

 Private Balcony & Communal Garden

 On-street Parking

 EPC Rating – C

 Council Tax Band - C



Description

The stylish accommodation is presented in light, neutral tones throughout and has been thoughtfully upgraded in recent years. Improvements include a new fuse board (with EICR certification), a contemporary kitchen and bathroom, elegant wood flooring and complete redecoration, among others. This represents an exceptional opportunity to acquire a beautiful home in a prime location, and early viewing is highly recommended.

Flooded with natural light, the generously proportioned accommodation comprises a welcoming entrance hallway, leading to a bright and spacious reception/dining room featuring attractive wood flooring, access to a private balcony and enjoying superb open views towards Arthur's Seat. The modern kitchen is well-appointed with a range of wall and base units, complementary worktops, and integrated appliances including a hob, oven, hood, fridge, freezer, and dishwasher. There are two well-proportioned double bedrooms, both benefiting from excellent built-in storage, with the larger of the two rooms affording further views to Arthur's Seat. Completing the accommodation is a contemporary bathroom, fitted with a stylish three-piece white suite and an electric shower over the bath. Further benefits include gas central heating, part double glazing and in addition, there is a secure door entryphone system, a well kept communal rear garden and two private external storage units, one located on the ground floor and one directly outside the flat.



Extras

All the fitted floor coverings, light fittings and curtains will be included in the sale together with the integrated appliances (hob/oven/hood, fridge, freezer and dishwasher). Please note, the free-standing washing machine and tumble drier together with some items of furniture can be made available by separate negotiation.

Externally

There is a well kept communal garden located to the rear of the building, laid to lawn with established borders and in addition, there are two private store units offering excellent additional storage provisions. For the car owner, ample on-street parking is available to the front of the property.

Viewing

By appointment through Neilsons on 0131 625 2222.





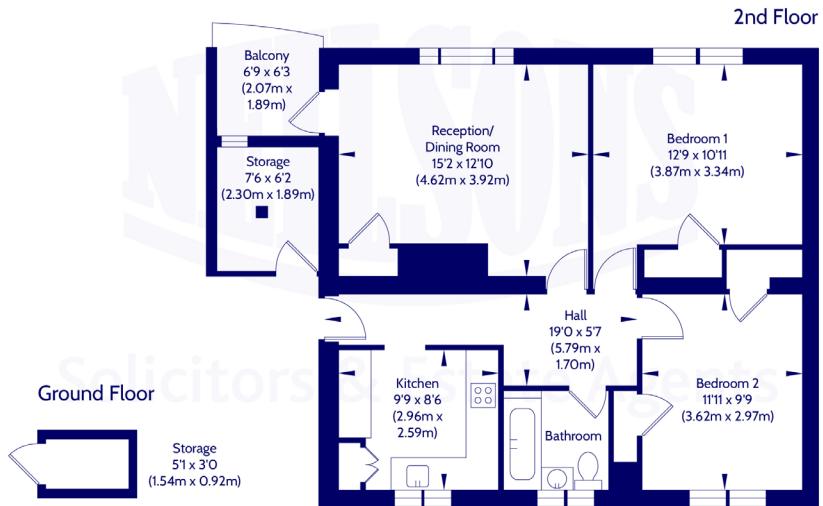
Location

The highly regarded residential area of Blackford lies to the south of the City Centre. The area is well served by a good range of local amenities including shops and recreational facilities. Newington, Morningside and Marchmont, with their vast choice of amenities, are also easily accessible. Leisure-wise, the choice is excellent and includes many fashionable bars, bistros and restaurants, in addition to the Festival Théâtre and the Royal Commonwealth Swimming Pool. Pleasant walks are available at the nearby Blackford Hill and Hermitage of Braid. An efficient public transport network operates to most parts of the City and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





Approx. Gross Internal Floor Area 70 Sq M / 755 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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