



20 Ransome Gardens  
CLERMISTON | EDINBURGH | EH4 7EU

  
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## 20 Ransome Gardens

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Four-bedroom semi-detached home boasting a private, south-west facing rear garden, situated in the popular Clermiston district of Edinburgh.

This outstanding home offers well-planned and flexible accommodation over two levels and will offer immense appeal to those looking for a family home. On the ground floor, the spacious living/dining room is flooded with natural light through dual aspect windows creating a great space for relaxing or entertaining guests. The well-sized kitchen offers a good amount of cupboard storage, and from here access is provided to the private, south-west facing rear garden which boasts a patio area, ideal for enjoying the best of the summer weather. The bedroom on this level could alternatively be used as a play room, home office or gym, giving the property a high degree of flexibility.

Moving upstairs, all three bedrooms on this level are well sized doubles, and a shower room and WC complete the internal accommodation.

Early viewing is highly recommended to appreciate everything that this fantastic home has to offer.

- Four bedroom family home
- Sought after location
- Spacious living/dining room
- Gas central heating
- Double glazing
- Garage
- Driveway
- Front & rear garden

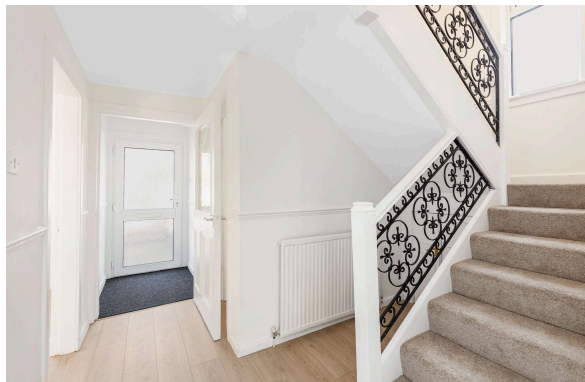
Council tax D, energy rating D

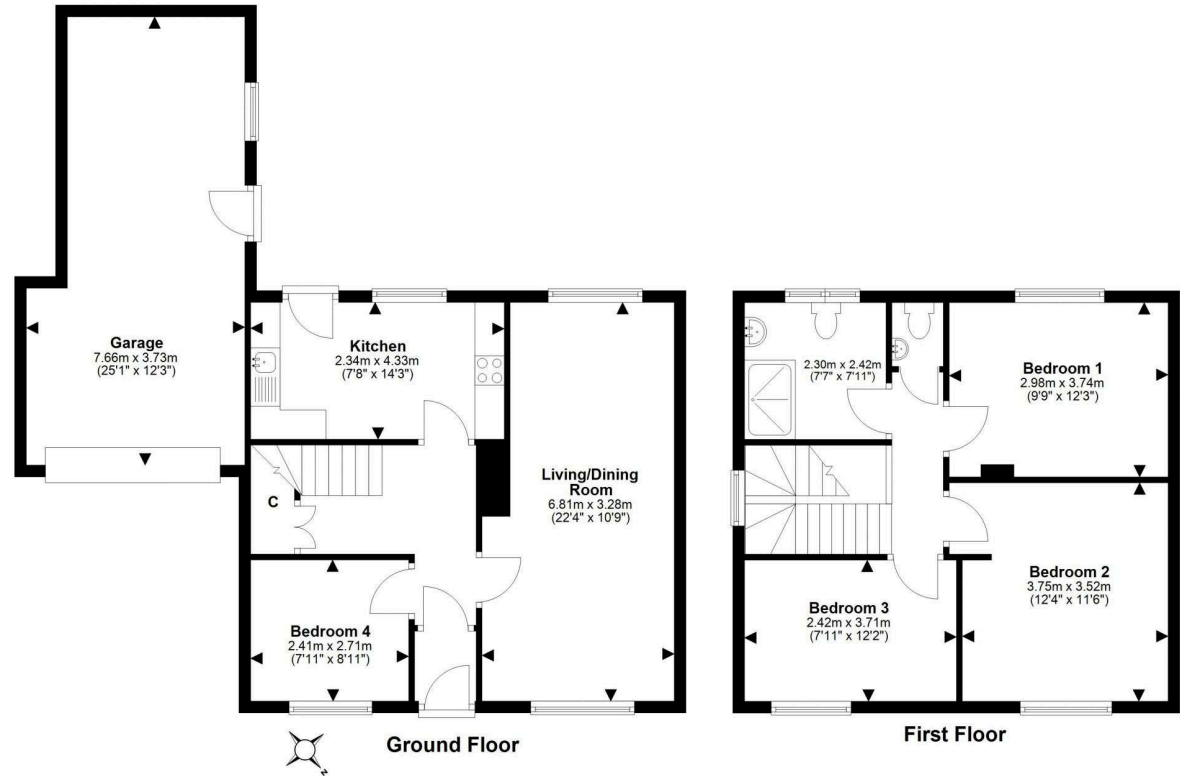
There is no factor fee associated with this property

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The popular residential area of Clermiston is located three miles west of Edinburgh City Centre. Good local shopping amenities can be found in the nearby locale of Corstorphine, including the impressive Gyle Shopping Centre, which hosts a Morrisons supermarket. Local shopping is also available at a large Tesco Extra on Meadow Place Road. For sport and recreation, residents have the fantastic Drum Brae Leisure Centre, which boasts a swimming pool, a gym and fitness studios, practically on their doorstep. Murrayfield Stadium and Murrayfield Ice Rink are both a short drive away. There is also a choice of prestigious golf clubs in nearby Barnton. Cramond, just north of Clermiston, promises relaxing strolls along the beach and promenade towards Granton, or scenic walks along the River Almond. Locally, Corstorphine Hill offers pleasant woodland walks, whilst Edinburgh Zoo provides an informative day out filled with wild animals. The property falls within the catchment area for Clermiston Primary School, which feeds to the well-regarded Royal High School. Clermiston is an ideal location for those working at The Gyle or Gogar, and is also well-served by public transport into the city centre. Commuters enjoy excellent links to Edinburgh City Bypass and the motorway network, as well as frequent train and tram services from Edinburgh Gateway. Edinburgh International Airport is also just a short distance away.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report. Plan produced using PlanUp.