





STURROCK ARMSTRONG & THOMSON  
SOLICITORS & ESTATE AGENTS



27 Rankeillor Street  
EDINBURGH, EH8 9JA

Charming Main Door Through Flat  
Enclosed front garden  
No onward chain  
Idyllic location and a short distance to Arthurs Seat  
Versatile layout and neutral décor throughout  
EPC: D  
Council tax band: E

27 Rankeillor Street is a well-maintained two/three-bedroom main-door apartment positioned on the ground floor, set within the highly sought-after Newington area. Just a stone's throw from Arthur's Seat and Meadows, the property enjoys a dramatic and iconic backdrop at the end of the street.

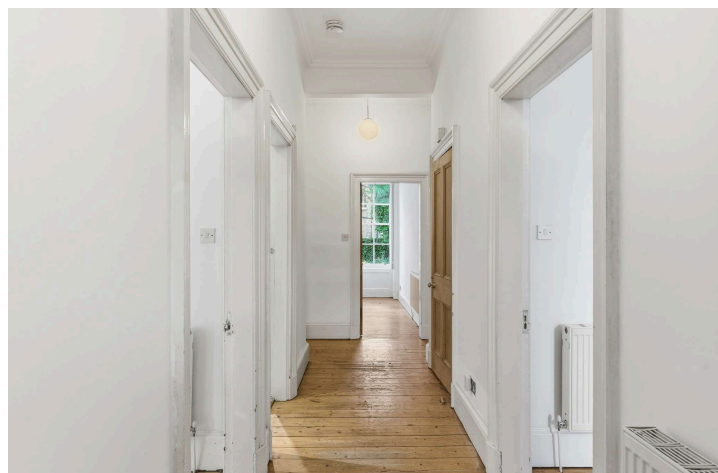
Internally, the apartment offers flexible and adaptable accommodation, with the potential to configure up to three bedrooms. The property retains a wealth of charming period features, including working shutters throughout, decorative cornicing, open, working fireplace and original flooring, all of which blend seamlessly with modern living. The contemporary fitted dining kitchen provides excellent functionality and is complemented by a separate utility room, complete with washing machine and tumble dryer, both included in the sale.

To the front of the property, the main living room benefits from a generous bay window, flooding the space with natural light. Adjacent to this is a second reception room, which offers versatility as a third bedroom, dining room, or home office. Moving towards the rear, the spacious bathroom is fully tiled and fitted with a modern four-piece suite, this includes a walk in shower and separate bath. There are two further bedrooms to the rear, one double and one single. The dining kitchen is also located to the rear and features a well-designed range of wall units and shelving to maximise storage and workspace. A rear door provides direct access to the shared garden, which is predominantly laid to lawn.

The apartment is presented in neutral décor throughout, allowing the new owner the opportunity to personalise the space to their own taste. This spacious and adaptable home is ideal for professionals seeking a city-centre lifestyle, or investors looking for an excellent buy-to-let opportunity. Externally, there is a shared garden to the rear, accessible from the kitchen. To the front, a small lawned area with a central pathway offers a private space to relax and enjoy the outlook, screened by mature hedging. On-street permit parking is available directly outside the property.

#### **Location:**

Located within the desirable Newington area the flat lies in close proximity to Edinburgh University, The Royal Infirmary and the Scottish Parliament. There is an extensive choice of shops and fashionable bars and restaurants within easy walking distance, whilst the Cameron Toll Centre offers all manner of shops under one roof and is open seven days a week. Leisure and sporting activities are in abundance, and include the Queens Hall, Dynamic Earth and the Royal Commonwealth Pool. Public transport links, the city by-pass, main motorway networks and Edinburgh Airport are easily accessible.







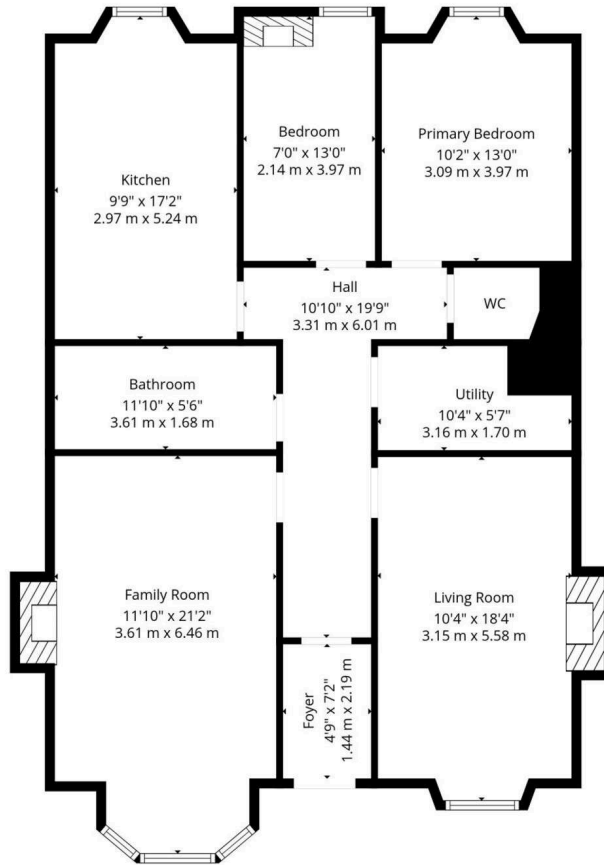












**TOTAL: 1095 sq. ft, 102 m2**

1st floor: 1095 sq. ft, 102 m2

EXCLUDED AREAS: UTILITY: 58 sq. ft, 5 m2, WALLS: 77 sq. ft, 8 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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