



16 Rankin Road
Newington, Edinburgh, EH9 3AW

CALL US ON 0131 447 4747

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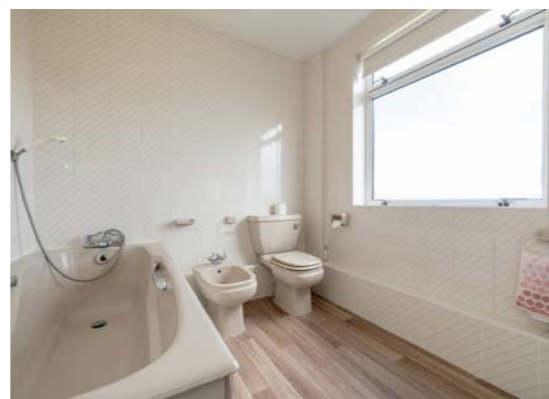
For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with storage.
- Good-sized living room with feature fire.
- Doors to formal dining room.
- Modern fitted kitchen with appliances.
- Outer hallway with access to shower room, garage & rear garden.
- Upper landing with access to large floored attic via Ramsay Ladder.
- Two good-sized double bedrooms with fitted storage.
- Further double bedroom.
- Bedroom four/family room with patio doors to roof terrace.
- Four piece family bathroom.
- Gas central heating.
- Double glazing.
- Alarm.
- Well-maintained gardens to front and rear.
- Driveway leading to garage.
- Cellar at rear.
- Unrestricted on-street parking.
- Stunning views to Arthur's Seat, Salisbury Crags & Edinburgh Castle at rear.

GENERAL DESCRIPTION

A superb terraced villa situated within the sought-after Newington district of the City, a short journey to the south of the City centre and close to an excellent range of local amenities. The property, though in need of some modernisation & redecoration, would make an ideal family home in a great location.





LOCATION

Newington is well served by excellent local amenities with comprehensive facilities found at the nearby Cameron Toll Shopping Centre including a Sainsbury's supermarket. It also offers a wide range of restaurants, cafes and shops and is situated within easy reach of the Edinburgh Festival Theatre and many of the cultural attractions in the city's historic Old Town. The area offers plenty of sport, leisure and recreational activities such as The Royal Commonwealth Pool & Leisure Club, Waverley Lawn Tennis, Squash & Sports Club and there are several golf courses nearby. There are many leafy parks and walking trails nearby including within Blackford Hill Nature Reserve, The Hermitage of Braid and Holyrood Park. The property lies within the catchment area for Sciennes Primary School and James Gillespie's High School with private schooling options including George Heriot's School and George Watson's College within close proximity. It is also situated close to the King's Buildings on the Edinburgh University campus, The Royal Infirmary and the city's BioTech Quarter. Newington is well served by excellent public transport links with bus routes that run into the city centre. Lying just over two miles south of the city centre, it is within easy reach of Edinburgh's financial, business and shopping districts. It is well placed for the City Bypass allowing easy access to Edinburgh Airport and connections to all the main routes across Scotland with the M8 to Glasgow, the M90 motorway to the north and the A1 and A68 to East Lothian & The Borders respectively.

EXTRAS:

ALL FITTED FLOOR CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, MICROWAVE, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE. ACCESSORIES WITHIN THE GARAGE ARE ALSO BEING INCLUDED IN THE FOR SALE PRICE. SOME FURNITURE MAY BE AVAILABLE FOR NEGOTIATION.



COUNCIL TAX BAND: F.

TRAIN STATION: APPROXIMATELY 2 MILES TO EDINBURGH WAVERLEY STATION.

AIRPORT: APPROXIMATELY 13.4 MILES TO EDINBURGH AIRPORT.

BUSES: WITHIN 200 METRES.

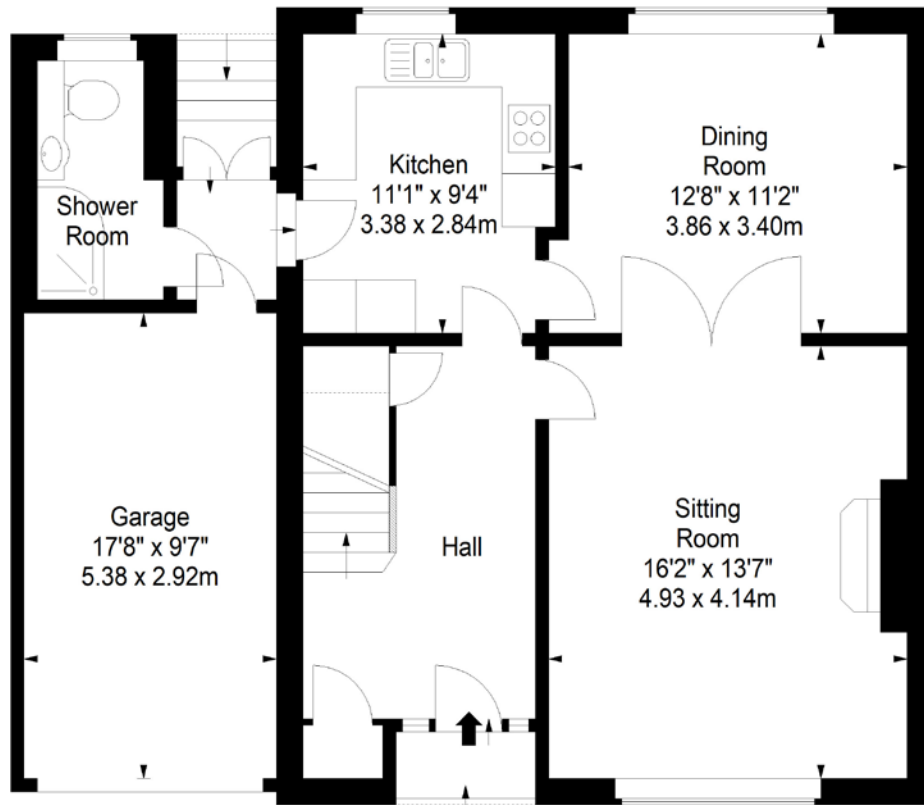
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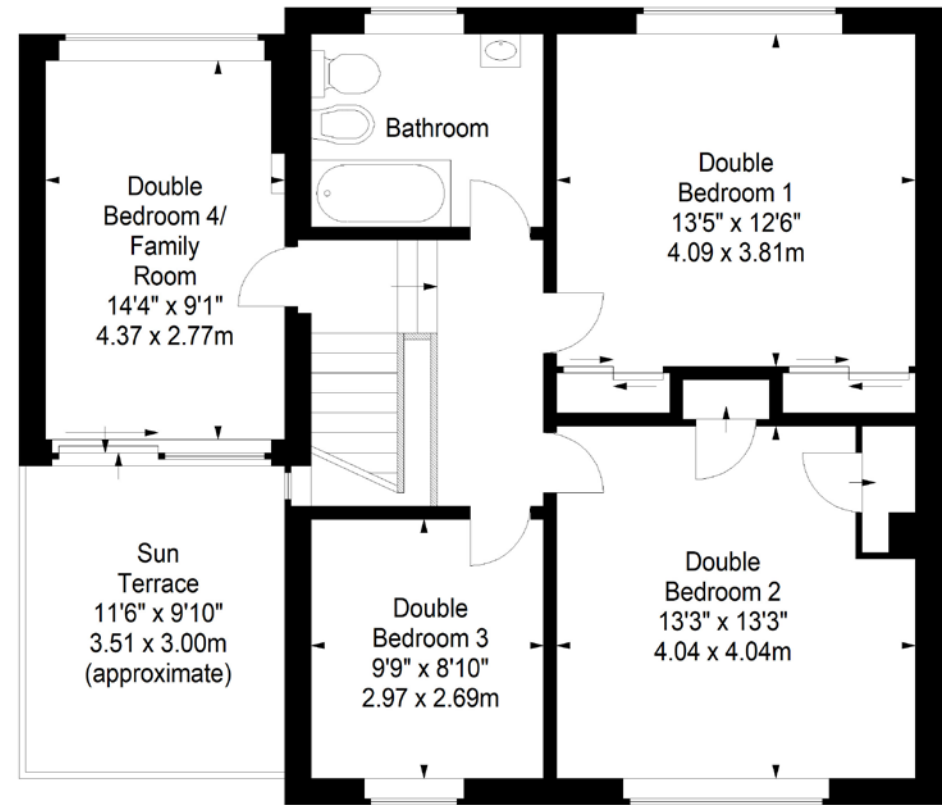
Approx. Gross Internal Area
1659 Sq Ft - 154.12 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2024



ENERGY PERFORMANCE
CERTIFICATE RATING D



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.