



6 Rannoch Place
Clermiston, Edinburgh, EH4 7HH

CALL US ON 0131 447 4747

6 Rannoch Place, Clermiston, Edinburgh, EH4 7HH

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

- Entrance vestibule.
- Reception hall.
- Cloakroom/WC.
- Good sized living room.
- Breakfasting kitchen with appliances.
- Access to rear garden.
- Double bedroom on ground level.
- Upper landing with excellent storage.
- Access to attic.
- Two double bedrooms with storage.
- Further bedroom.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Alarm.
- Private garden to front.
- Enclosed garden to rear.
- Ample parking to front of property.



GENERAL DESCRIPTION

A rarely available end terraced villa situated within the popular Clermiston district of the city perfectly positioned a short journey to the northwest of Edinburgh City Centre. There is a wide range of local amenities close at hand and the property would make an ideal family home in a great location. Although in need of some modernisation and redecoration the property also offers excellent potential and has flexible living accommodation.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 3.7 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 5.5 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 200 METRES.

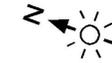
LOCATION

Clermiston and neighbouring Corstorphine are desirable residential areas of the capital lying approximately four miles northwest of the city centre, to which there are excellent public transport services. In the opposite direction, the city by-pass, central motorway network, Edinburgh International Airport and the Forth Bridges are all within a 10/15 minute drive. Locally, there are a choice of excellent schools within a few minutes on foot, including Fox Covert Primary School and Craigmount High School. Also within walking distance are shopping facilities ranging from small independent shops to a Tesco and a Scotmid. The Drum Brae Leisure Centre and Swimming Pool is literally around the corner and offers activities for adults and children alike, as does the Library and Community Hub on Drum Brae Drive. Other leisure options include several parks and numerous woodland trails around Corstorphine Hill. Corstorphine lies just at the foot of the hill and plays host to an excellent range of shops, cafes, restaurants and hostellers.

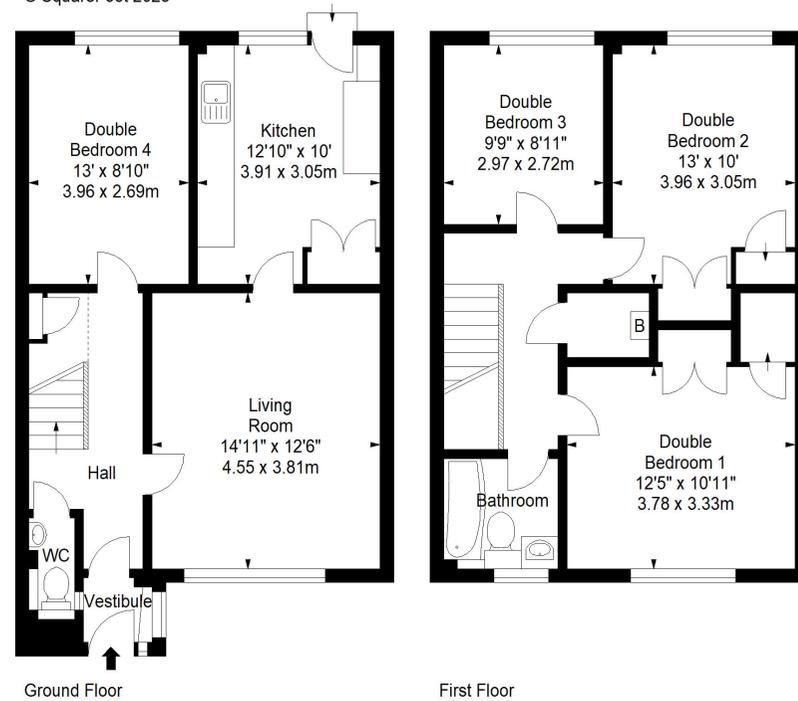
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER. THE GARDEN SHED WILL ALSO BE INCLUDED IN THE FOR-SALE PRICE. THERE ARE NO GUARANTEES FOR THE WHITE GOODS.



Rannoch Place,
Edinburgh,
Midlothian, EH4 7HH



Approx. Gross Internal Area
1121 Sq Ft - 104.14 Sq M
For identification only. Not to scale.
© SquareFoot 2023



ENERGY PERFORMANCE
CERTIFICATE RATING D

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

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.