



38/3 Rannoch Road, Edinburgh, EH4 7EW

Description

Beautifully presented two bedroom upper flat in excellent condition throughout with balcony and private rear garden. The property benefits from gas central heating and double glazing.

The accommodation comprises:

- Entrance hall with two storage cupboards
- Generously proportioned sitting / dining room with feature fireplace, storage cupboard and sunny balcony with south westerly aspect
- Modern fitted kitchen with a range of wall and base mounted gloss white units with laminate worktops with inset stainless steel sink and marble effect splashbacks; the appliances include an electric ceramic hob with extractor hood, electric fan oven, dishwasher, washing machine and fridge freezer
- The modern bathroom is fitted with a white three-piece suite with shower over bath, WC and wash basin with vanity unit
- Two spacious double bedrooms with fitted wardrobes

Outside & Gardens

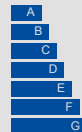
There is a shared drying area to the rear of the property as well as a strip of private garden. There is unrestricted parking available on street.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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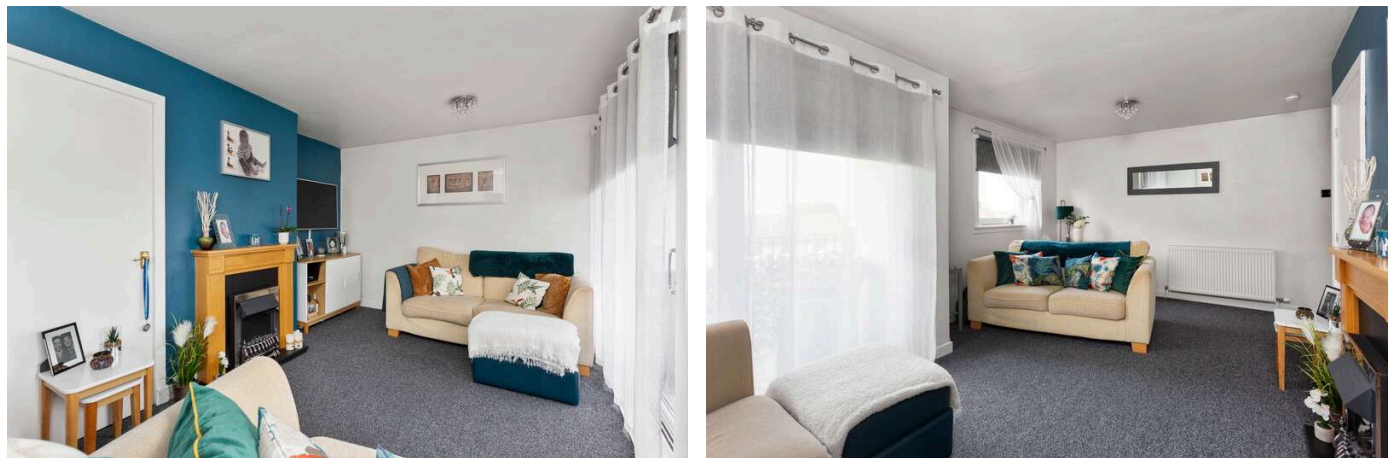


EPC RATING
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We offer free market appraisals on request



Location

The property is situated within the popular residential area of Clermiston which lies on the north side of Corstorphine and to the south east of Barnton. Local shopping facilities can be found nearby including a Scotmid / Co-op supermarket at the Drum Brae Hub with a more extensive range of shops, banks, restaurants and other facilities at St John's Road, Corstorphine. There is a 24 hour Tesco at Meadow Place Road and new Lidl supermarket off Gylemuir Road and the Gyle Centre is also close by providing a selection of high street stores including Morrison's Supermarket and Marks & Spencer. Local schooling can be found within walking distance from nursery to secondary level. Recreational facilities in the area include Drum Brae Leisure Centre and the David Lloyd Centre. There are also pleasant walks available on Corstorphine Hill. The property is ideally placed for the commuter with the Forth Road Bridge, Edinburgh City Bypass and the Central Motorway Network all within a short drive.

Extras

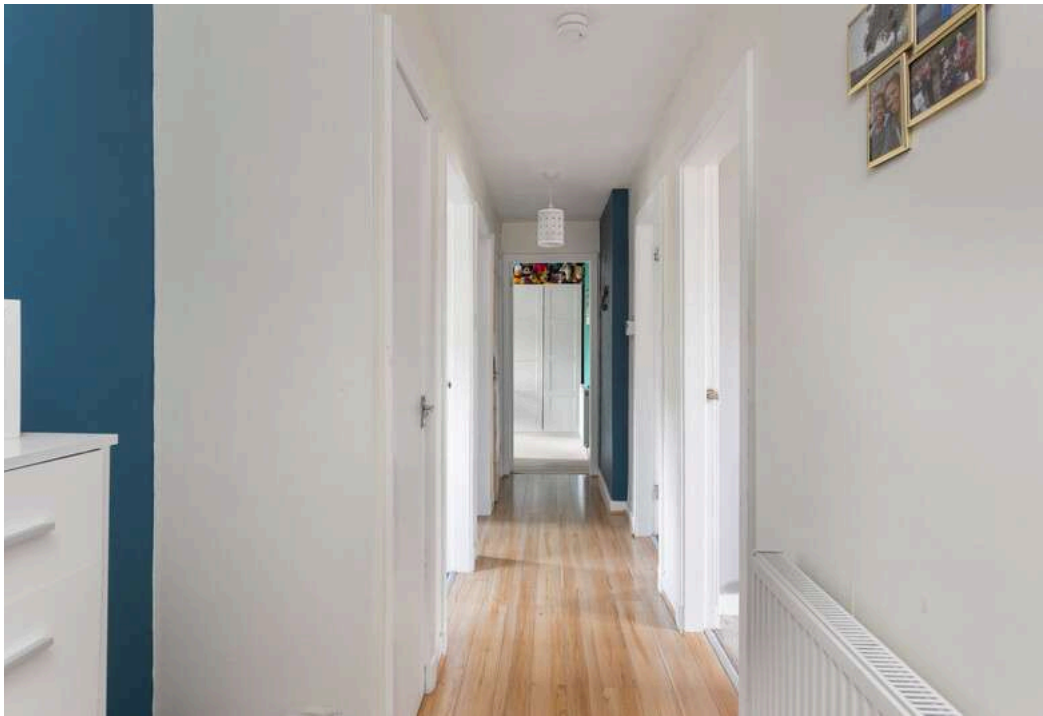
The fixed floor coverings, blinds, light fittings (excluding in the children's bedroom), curtains (excluding in the children's bedroom) and kitchen appliances.

Council tax

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



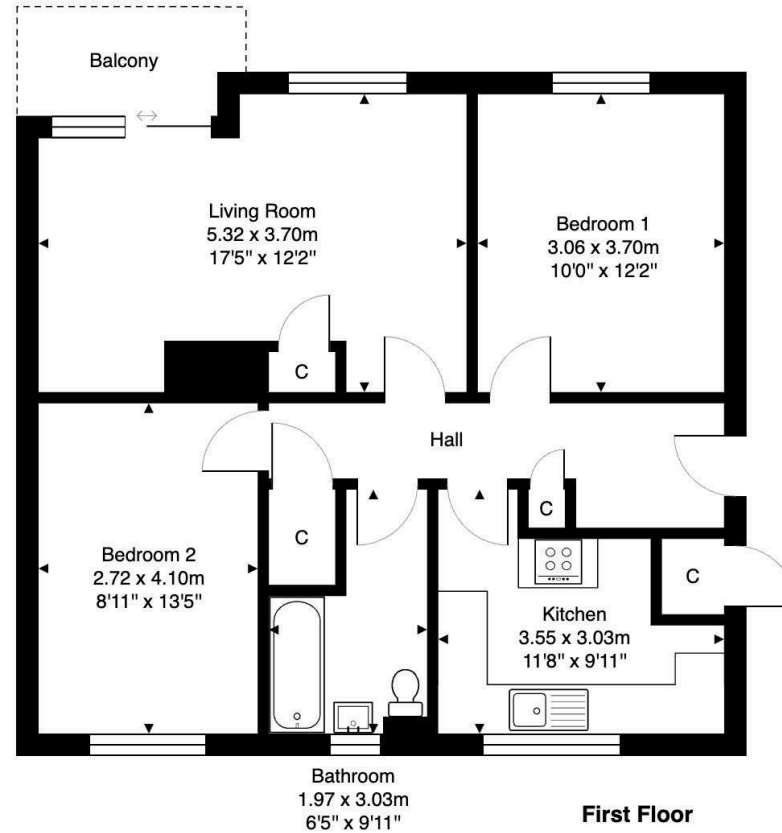




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Total Area: 66.3 m² ... 713 ft²

All measurements are approximate and for display purposes only



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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