










Offers Over

£140,000

31/4 Rannoch Place

Clermiston | Edinburgh | EH4 7HH

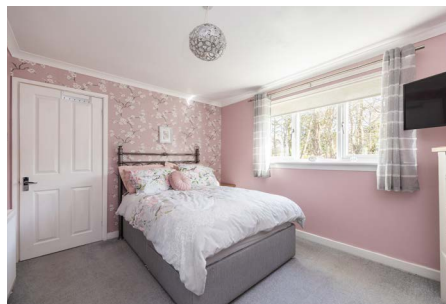
This beautifully presented first floor flat, within a block of only four, is situated within an established residential area close to excellent local amenities and well placed for commuting. The property would undoubtedly appeal to first time buyers and downsizers.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - B



Description

The property is presented in true move in condition and in brief comprises; welcoming entrance hallway with two useful storage cupboards, light and airy reception/dining room with storage, stylish fitted kitchen with appliances, spacious double bedroom with fitted wardrobes and contemporary shower room. Further benefits include gas central heating, double glazing, floored attic with light and large external storage cupboard.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge/freezer and washing machine.

Gardens & Parking

There is a communal drying green to the rear and ample unrestricted on-street parking can be found within the surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.

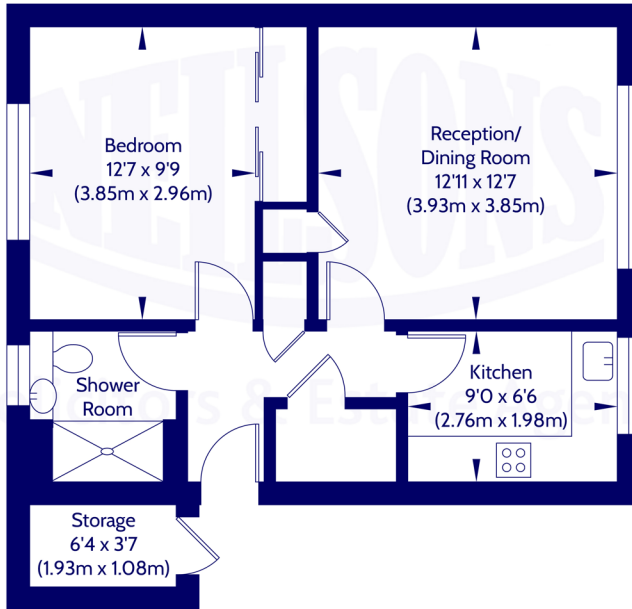




Location

Clermiston provides local convenience shopping within easy walking distance of this property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & take-aways. Schools catering for all age groups are easily accessible and a frequent public transport service operates close by offering swift access to the Edinburgh city centre and the surrounding areas. Leisure and recreational opportunities in the area abound and include the Drumbrae and David Lloyd Leisure Centres, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumbrae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.

First Floor
Approx. Internal Area 46.77 Sq M / 503 Sq Ft.
Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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