










Offers Over

£145,000

21/5 Ransome Gardens

Clermiston | Edinburgh | EH4 7ET

This attractive and generously proportioned second/ top floor flat is pleasantly situated within the popular residential area of Clermiston, close to good local amenities and commuting links. The property would undoubtedly appeal to the first time buyers or young professionals and early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Communal Garden
-  EPC Rating – F
-  Council Tax Band - B



Description

In brief the accommodation comprises; welcoming hallway with ample storage, light and airy reception/ dining room with direct access to a private balcony, fitted kitchen with a range of wall and base units, space for freestanding appliances and splash back, two well-proportioned double bedrooms and contemporary shower room. Further benefits include double glazing and external storage.



Extras

The property shall be sold with all fixtures, fittings, and free standing appliances along with fitted floor coverings.

Gardens & Parking

The property further benefits from a communal rear garden. Unrestricted on street parking is available for residents and visitors alike. A further benefit is an external storage unit located in the stairwell just outside the property's front door.

Viewing

By appointment through Neilsons on 0131 625 2222

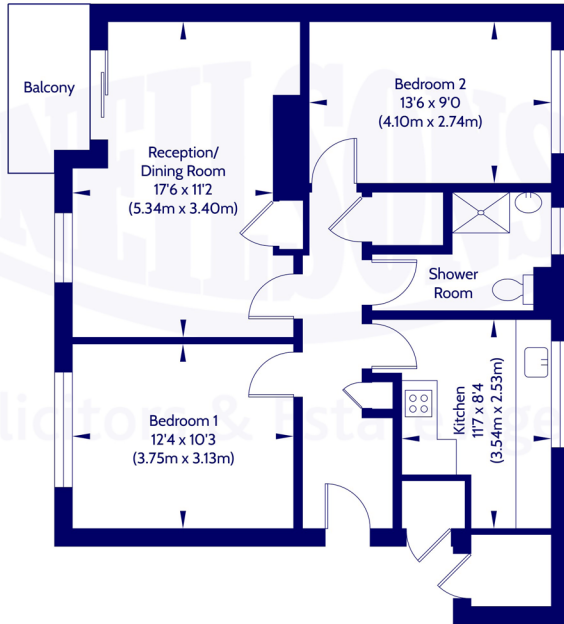




Location

The property is situated within the sought after Clermiston area of Edinburgh, lying to the west of the City Centre. The area is well served with local shops, bars and cafes together with a 24-hour Tesco's supermarket. The Gyle Shopping Centre is a short drive away and offers a variety of high street shops. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses which are all within easy reach together with Drum Brae and David Lloyd Leisure Centres. The location is ideal for access to The City of Edinburgh Bypass linking the east and west, Scotland's motorway network (M8, M9, M90 and Queensferry crossing) and Edinburgh's International Airport.

Second Floor
Approx. Internal Area 66.29 Sq M / 714 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.



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