



20 Rannoch Place, Edinburgh, EH4 7HH

Description

Beautifully presented four-bedroom terraced house tucked away in a row of similar houses within a quiet residential cul de sac. It is in excellent condition and would make an ideal family home. It benefits from private front and rear gardens, gas central heating and double glazing.

The accommodation comprises:

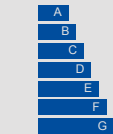
- Entrance hall with carpeted staircase to the first floor
- Fully tiled downstairs WC with wash hand basin
- Spacious living room with large window to front, fitted carpet and cove corning
- Bedroom 4 / dining room located to the rear with a large window overlooking the garden
- The modern kitchen is fitted with a range of wall and base mounted units with laminate worktops with inset stainless steel sink and metro style tiled splashback; the appliances include a ceramic hob with extractor hood, double oven, integrated fridge freezer and washing machine
- The upstairs landing has a large storage cupboard which houses the boiler and there is a hatch to the attic which is partially floored and provides excellent storage
- The master bedroom lies to the front and has a wardrobe and storage cupboard
- There is a spacious rear facing double bedroom which has a wardrobe and storage cupboard
- Further good sized rear facing bedroom
- Fully tiled shower room with fitted furniture with semi-recessed wash basin, WC with concealed cistern and corner shower enclosure with mains pressure shower



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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Outside & Gardens

The front garden has been laid with decorative stones and is designed for low maintenance. The rear garden is tiered and pleasantly landscaped with an area of lawn and patio areas made from decorative crushed stone. It is enclosed and designed to be pet and child friendly. There is an unallocated residents' car park and further parking is available on street.

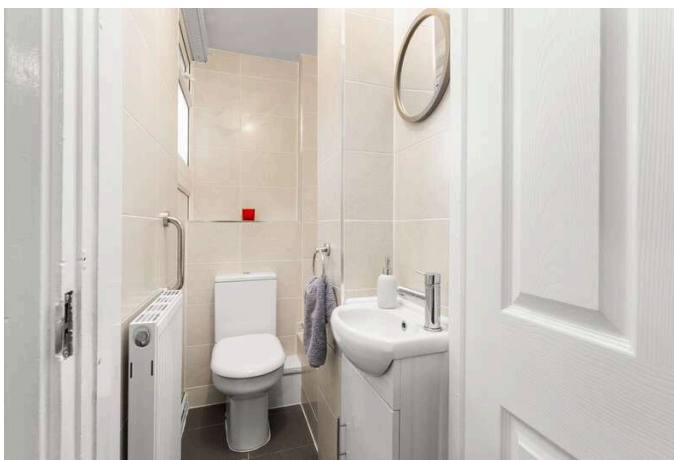
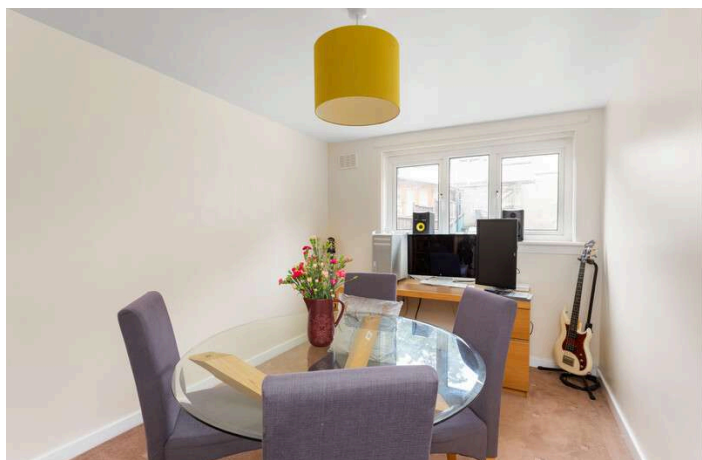
Location

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, curtains, blinds, light fittings (excluding shades) and kitchen appliances (excluding the freezer) are included in the sale.

Council tax - Band D



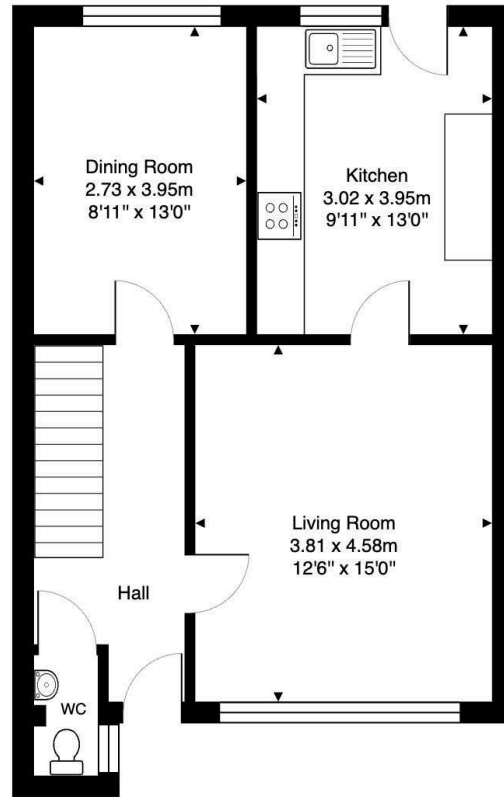




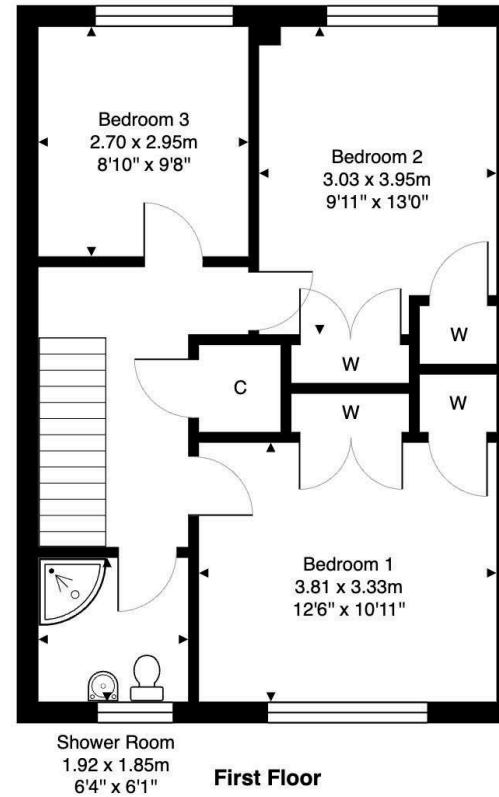
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Total Area: 102.9 m² ... 1108 ft²

All measurements are approximate and for display purposes only



Ground Floor



First Floor

DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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