



34/2 Rannoch Road
Clermiston, Edinburgh, EH4 7EW

CALL US ON 0131 447 4747

34/2 Rannoch Road, Clermiston, Edinburgh, EH4 7EW

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

- Shared secured entry.
- Reception hall with storage.
- Good size living room.
- Spacious Kitchen.
- Two generously proportioned double bedrooms.
- Contemporary fitted shower room.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway to front.
- Private garden to rear.
- Communal drying area to rear.
- Unrestricted on-street parking.
- Two lock-up storage cupboards within stairwell.



GENERAL DESCRIPTION

A lower villa forming part of a block of four in the popular Clermiston district of the city a short journey to the west of Edinburgh City Centre. The property is in need of some modernisation and redecoration but offers excellent potential to any purchaser and is situated close to a wide range of local amenities.

COUNCIL TAX BAND: B.
TRAIN STATION: APPROXIMATELY 4.6 MILES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 3 MILES TO EDINBURGH GATEWAY STATION.
AIRPORT: APPROXIMATELY 5 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

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 Centre's. Also Scotmid supermarket and the Drumbrae Library hub are closeby. 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.

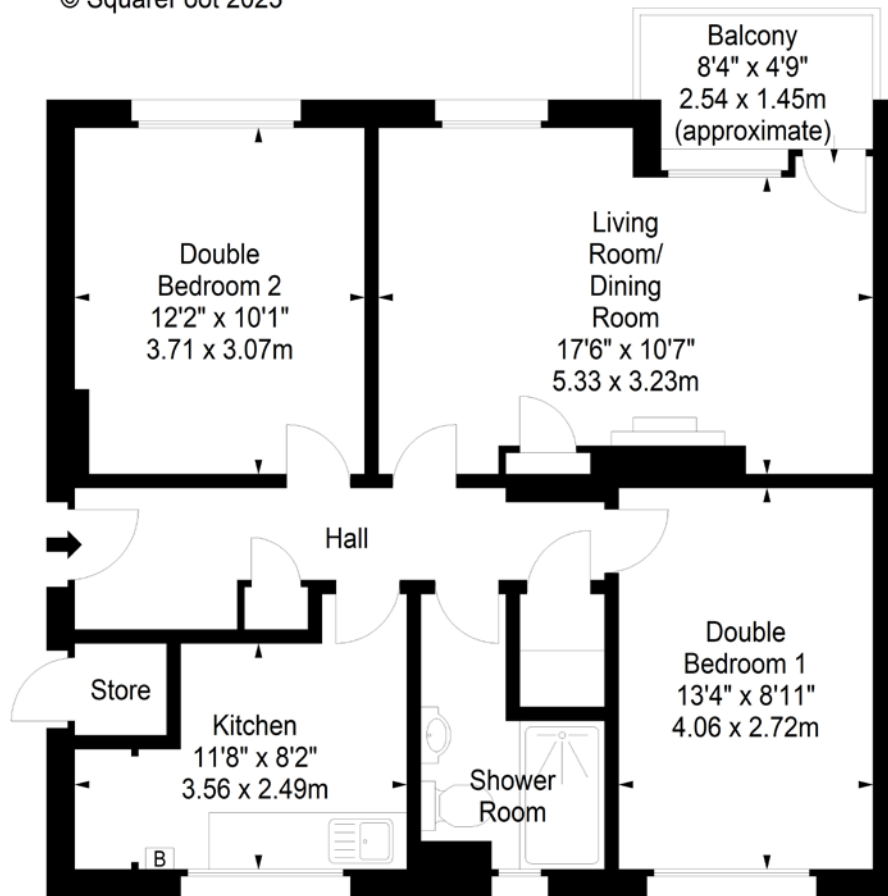
EXTRAS:
All fitted carpets and floor coverings, light fittings, curtains, poles and window blinds.



Rannoch Road,
Edinburgh, EH4 7EW



Approx. Gross Internal Area
729 Sq Ft - 67.72 Sq M
(Including Store)
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor



Energy Performance
Certificate Rating C



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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.