










Offers Over  
**£170,000**

## 7/3 Rannoch Grove

Clermiston | Edinburgh | EH4 7EH

This spacious and bright first floor flat is well placed close to a host of excellent amenities, schooling, and commuter links. The property is bound to appeal to first-time buyers with benefits including private garden, gas central heating and double glazing. Early viewing is highly recommended.

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



## Description

Hallway featuring a vestibule area and two storage cupboards; a dual-aspect reception room with views to the front and side, boasting direct access to a private balcony and a central focal fireplace; a modern kitchen equipped with fitted white wall and base units, integrated appliances, stylish white tiling around splash areas, a wooden butcher block worktop, and a ceramic sink; the double bedroom enjoys a front aspect with carpeting and a modern color scheme; a secondary double bedroom offers an open aspect towards the Firth of Forth; a contemporary bathroom includes a white three-piece suite featuring a P-shaped bath, a thermostatic shower above, stylish tiling around the bath, and built-in shelving.



## Extras

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

## Gardens and Parking

To the rear of the building is a shared communal drying green. Leading of this is a private enclosed garden space dedicated to the property. Ample unrestricted on street parking is available for residents and visitors alike.

## Viewing

Please contact Neilsons on 0131 625 2222.





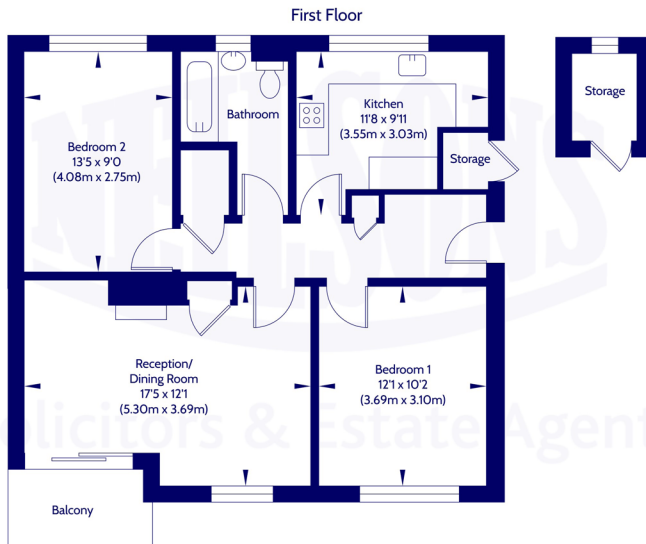
## Location

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 & amenities with further shops and a Tesco Extra superstore available in neighbouring Corstorphine. 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, along with Drumbrae Library Hub. Fantastic schooling at both primary and senior level is only a short distance away. 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 International Airport





Approx. Gross Internal Floor Area 65.35 Sq M / 703 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
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37 High Street  
South Queensferry

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72 High Street  
Bonnyrigg

