



boyd property

30-2, Rannoch Road
EDINBURGH | EH4 7EP

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Description

Boyd Property are delighted to present to the market this light, spacious two-bedroom ground floor flat forming part of a two-storey building, located within an established residential area close to excellent local amenities and is well placed for commuting. This lovely home will appeal to a variety a buyer's such as a first-time buyer, a young family or perhaps someone who may be looking to downsize from a larger family home. The flat has been freshly painted throughout and the accommodation briefly comprises: a welcoming entrance hallway, a well-proportioned lounge/dining room with a feature fireplace and patio doors give direct access to a private balcony. The kitchen is both practical and well-appointed with a good selection base and wall mounted storage units. Both bedrooms are good sized doubles, and the contemporary bathroom comes complete with a three suite with shower over bath. The property boasts private front and rear gardens which are laid to lawn and there is a large driveway to the front providing private off-street parking. The property further benefits from a shared drying green, unrestricted on street parking, two stair storage lockups, double glazing, and gas central heating. Early viewing is recommended to fully appreciate what this property has to offer.

Location

The popular residential area of Clermiston is located three miles west of Edinburgh City Centre. Good local shopping amenities can be found in the nearby locale of Corstorphine, including the impressive Gyle Shopping Centre, which hosts a Morrisons supermarket. Local shopping is also available at a large Tesco Extra on Meadow Place Road. For sport and recreation, residents have the fantastic Drum Brae Leisure Centre, which boasts a swimming pool, a gym and fitness studios, practically on their doorstep. Murrayfield Stadium and Murrayfield Ice Rink are both a short drive away. There is also a choice of prestigious golf clubs in nearby Barnton. Cramond, just north of Clermiston, promises relaxing strolls along the beach and promenade towards Granton, or scenic walks along the River Almond. Locally, Corstorphine Hill offers pleasant woodland walks, whilst Edinburgh Zoo provides an informative day out filled with wild animals. The property falls within the catchment area for Clermiston Primary School, which feeds to the well-regarded Royal High School. Clermiston is an ideal location for those working at The Gyle or Gogar and is also well-served by public transport into the city centre. Commuters enjoy excellent links to Edinburgh City Bypass and the motorway network, as well as frequent train and tram services from Edinburgh Gateway. Edinburgh International Airport is also just a short distance away.

Extras

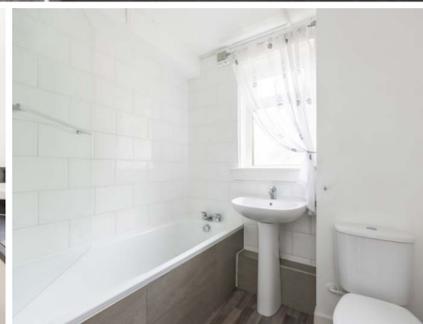
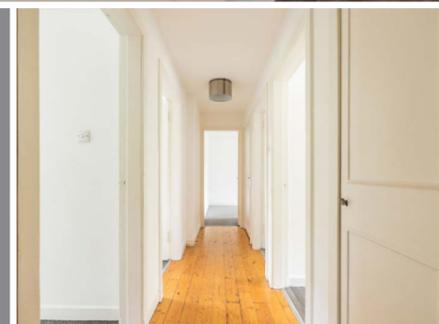
All fitted floor coverings, integrated oven, hob & hood in kitchen in addition to the free-standing washing machine and fridge/freezer.



Features

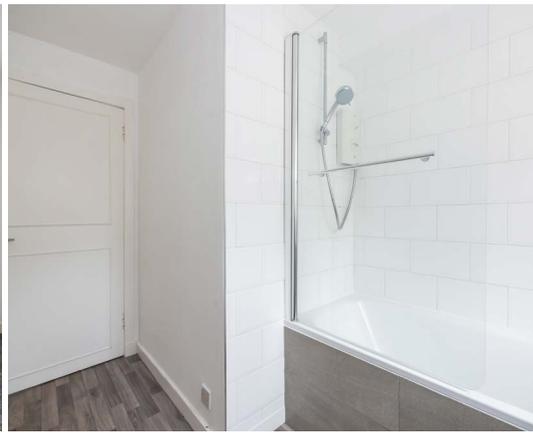
- Entrance hallway
- Lounge with private balcony
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Double glazing
- Gas central heating
- 2 Stair storage lockups
- Private gardens to front and rear
- Communal drying green
- Driveway
- Unrestricted on street parking

“ A light, spacious two-bedroom ground floor flat forming part of a two-storey building, located within an established residential area close to excellent local amenities and is well placed for commuting. ”

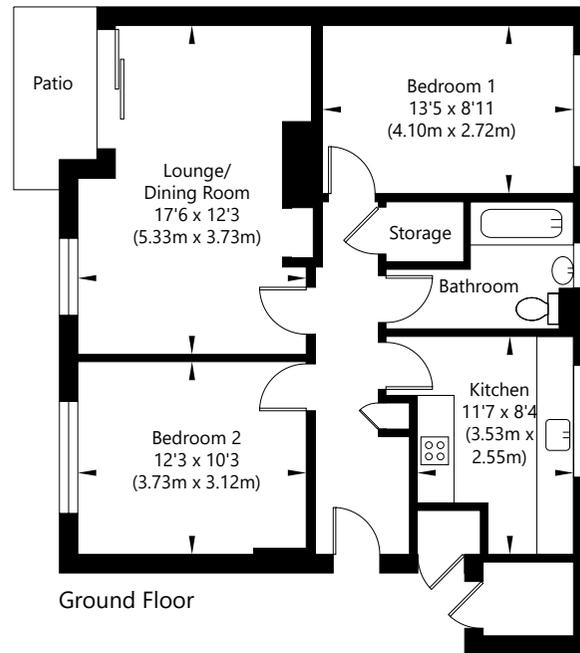


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Approx. Gross Internal Floor Area 66.38 Sq M / 714 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.