



**34/4 Ransome Gardens, Clermiston,
Edinburgh, EH4 7EU**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

IMMACULATE

TWO BEDROOM, FIRST FLOOR FLAT



Immaculate and beautifully presented, two-bedroom, first floor flat, situated in the popular Clermiston area of Edinburgh, close to local amenities, schools and transport links. This property has been refurbished by the current owner and offers light and spacious accommodation in walk-in condition, ideal for first time buyers or an investment opportunity. There is a communal entrance stair, with an entry phone system, a vestibule and hallway, with storage and hanging space, a particularly nice, dining lounge, with lovely leafy views and access to the balcony, with space for seating. The kitchen has attractive, soft grey units, complementary tiling and worktops and integrated appliances. There are two double bedrooms, both with triple windows, and a smart family bathroom, with wet wall panels, nice flooring and a mains shower. There are two private store cupboards on the communal stair. To the rear there is a lovely, private garden with an area of lawn, planted borders, a patio area, an apple tree and a shed. There is also a communal drying green.

Communal stair, with entry phone system

Dining lounge, with balcony

Kitchen

Two double bedrooms

Bathroom

Gas central heating

Double glazing

Two store cupboards on the communal stair

Private garden

On-street parking





CLERMISTON

The sought-after residential district of Clermiston lies approximately 4 miles West of Edinburgh City Centre. The area is well served by local retailers with the nearby Gyle shopping centre, Craighleith Retail Park, Hermiston Gait and Corstorphine all providing an extensive range of shops. The location is ideal for the commuter, with the local public transport system providing frequent links to the City Centre and surrounding areas. The City bypass linking the national motorway network, Queensferry Crossing and Edinburgh International Airport are also within easy reach of the property. Excellent schooling at all levels is available locally including Clermiston Primary School and The Royal High School. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, Drum Brae Leisure Centre and David Lloyd sports club together with delightful walks along Cramond and Silverknowes foreshore.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, washing machine, fridge freezer and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

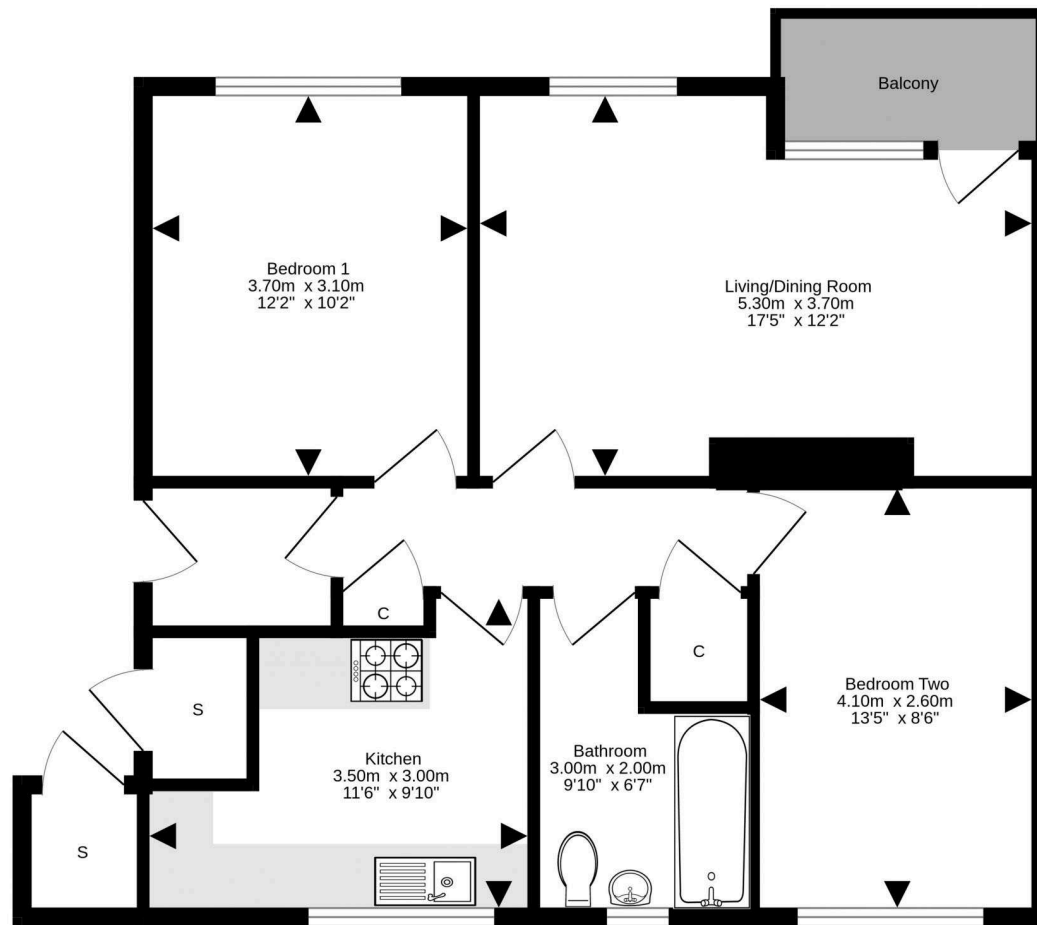
B

Home Report Valuation

£175,000

EPC Rating

C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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