



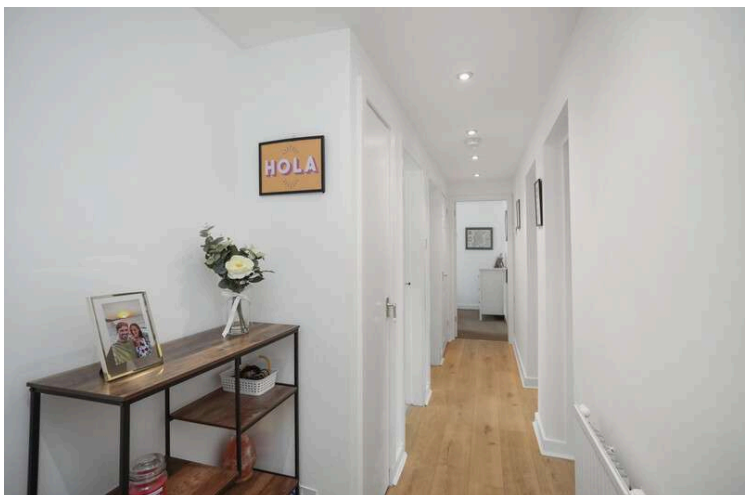
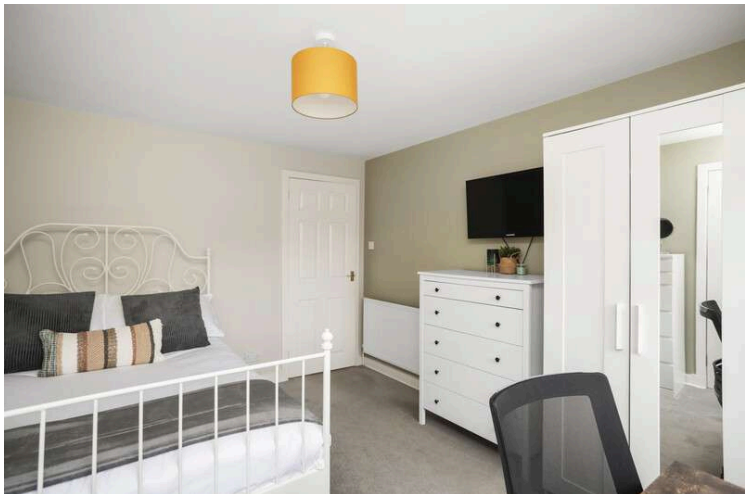
Flat 1, 10 Ransome Gardens, Edinburgh EH4 7EU

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Welcome to Ransome Gardens, this delightful two bedroom ground floor flat offers bright and spacious accommodation with the added benefit of private gardens to the front and to the rear along with on street parking. This property is an ideal opportunity for the first time buyer, small family or indeed if you are looking to downsize. The property is conveniently located in the popular Clermiston area of Edinburgh close to many local amenities, schooling and swift transport links. Presented to the market in excellent order throughout we would recommend an early viewing.

- Reception hallway with good storage facilities.
- Living/dining room set to the rear with direct access to the garden. Wall mounted gas fire included.
- Stylish fitted kitchen equipped with a range of wall and base units along with integrated oven, hob and cooker hood.
- Double bedroom front facing.
- Double bedroom rear facing with a large storage cupboard.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing throughout.
- Private gardens to the front and rear.
- Two private storage cupboards (one in the stairwell and one in the rear garden).



## Location

Clermiston is a popular and established residential area with schooling at all levels, easy commuting travel, extensive amenities, and a range of housing types. There is local shopping on Queensferry, Drum Brae and St. John's Roads, whilst a 24-hour Tesco superstore and the nearby Gyle Shopping Centre offer a more extensive range of high street names. Numerous family-friendly public parks can be found, together with the woodlands of Corstorphine Hill, whilst leisure facilities include the Drum Brae Leisure Centre, Capital Hotel Gym, David Lloyd Club, several golf courses, and Edinburgh Zoo. The area has frequent public transport to both Edinburgh and further afield and a range of highly regarded nurseries and schools through all levels.

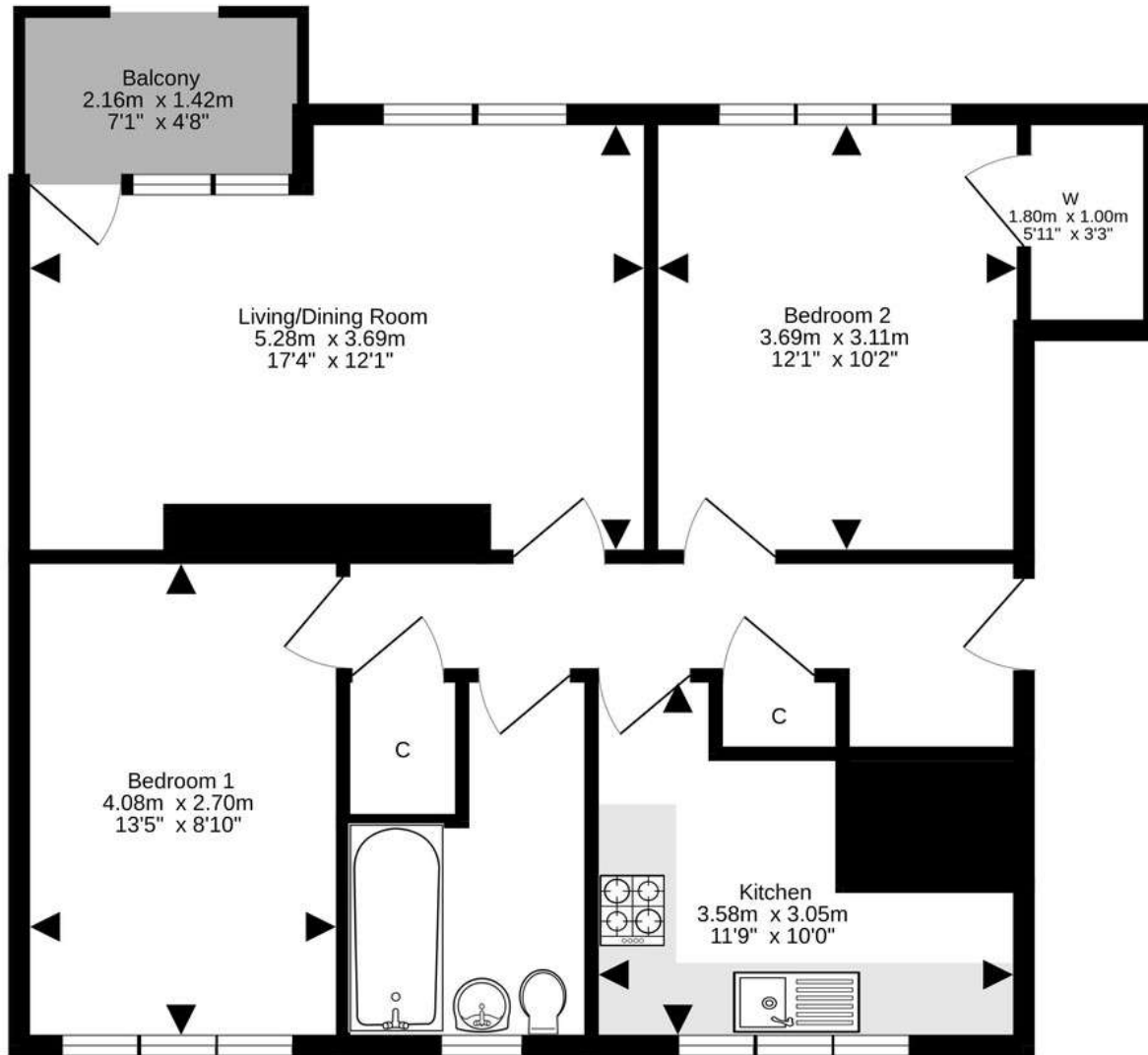
## Extras

Included in the sale are the integrated oven and hob, fixtures & fittings and floor coverings.

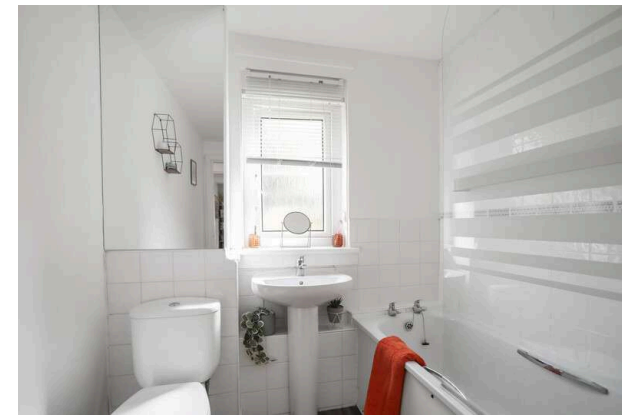
## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - 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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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 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. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

