










Offers Over
£170,000

1/1 Rannoch Grove

Clermiston | Edinburgh | EH4 7EH

This spacious and bright ground 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 or young families with benefits including private garden, gas central heating and double glazing. Viewing is highly recommended to appreciate the space on offer.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

In brief the beautiful accommodation comprises; welcoming entrance hallway with useful storage, light and airy reception/dining room with contemporary electric fireplace and access to private front garden along with ample space for a dining table, stylish fitted kitchen with a range mounted units, two generously proportioned double bedrooms, and modern fully tiled bathroom with two-piece suite and corner glass cubicle housing a Mira power shower.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. The bathroom and sitting room mirrors won't be included in the sale.

Gardens & Parking

To the rear is a raised terrace with staircase to a lower, enclosed private garden laid to low maintenance artificial turf. To the front aspect and accessed directly from the reception room is a private area of garden. Ample unrestricted on street parking is available.

Viewing

By appointment telephone Neilsons on 0131 625 2222.





Location

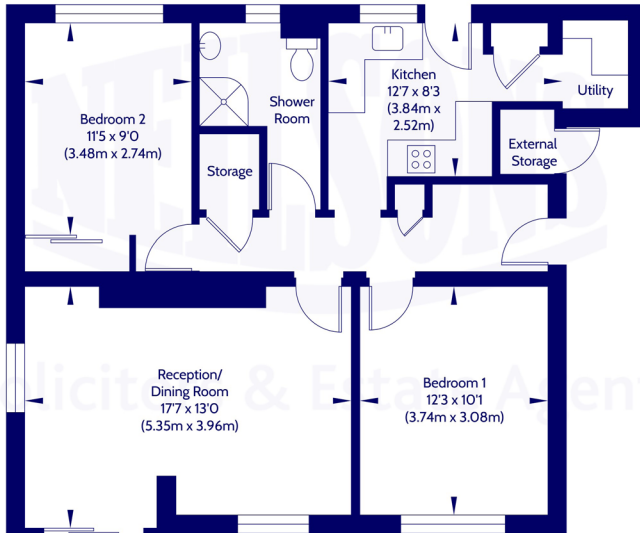
The property is situated within the sought after Clermiston area of Edinburgh, lying to the west of the City Centre. The area is well served with local shops & amenities with further shops and a Tesco Extra superstore available in neighbouring Corstorphine. The Gyle Shopping Centre is a short drive away 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 70.58 Sq M / 760 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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