

**73 Rankin Drive, Blackford  
Edinburgh, EH9 3DG**

OFFERS OVER £290,000



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- End terrace villa in popular Blackford residential district
- Living room, open plan dining room and separate kitchen
- 2 double bedrooms and shower room upstairs
- Offers scope for upgrading
- Gas central heating and double glazing
- Easily kept garden to front and rear
- Sciennes/James Gillespie school catchment
- EPC C

### Description

This end terraced villa would be a comfortable and easily managed home for purchasers of all age groups. It was built in the mid 1950's and boasts a classic internal layout (70sqm). There is a large living room benefitting from a wide picture window to the front. The bright dining room to the rear is open plan. A fitted kitchen affords direct access to the garden. Its master bedroom is generous in size and there is a further double bedroom. Formerly a bathroom, the shower room provides a shower cabinet and white sanitary ware. The property offers the potential for internal reconfiguration to create a third bedroom and also for a possible rear extension (subject to necessary consents).







### Central Heating and Double Glazing

Gas central heating is complemented by replacement double glazing. External insulation and render have been added to enhance the building's thermal performance.

### Garden

The enclosed garden to the front and rear would prove easy to maintain. On-street parking is available but there is potential to create a driveway (subject to consent).

### Location

Blackford is a most popular and highly sought after area of Edinburgh, close to excellent local amenities including Edinburgh University and the Kings Buildings Campus. There are local shops nearby including a newsagent/post office whilst Morningside is a short drive/bus journey away with a wonderful selection of bars, cafes, restaurants, shops and supermarkets. Blackford Hill (a Nature Reserve) and Hermitage of Braid offer attractive walks. For the golf enthusiast, The Braid Hills and Craigmillar Park Golf courses are within very easy reach. There are regular bus services to the city centre (under 3 miles) and Edinburgh City By-pass is within easy reach, offering links to the major road networks and Edinburgh International Airport.

### Extras

The sale price includes carpets, blinds, white goods (no guarantees or warranties provided) and all items of furniture.

### EPC and Council Tax Band

The property lies in Council Tax Band C and has a C rated Energy Performance Certificate.

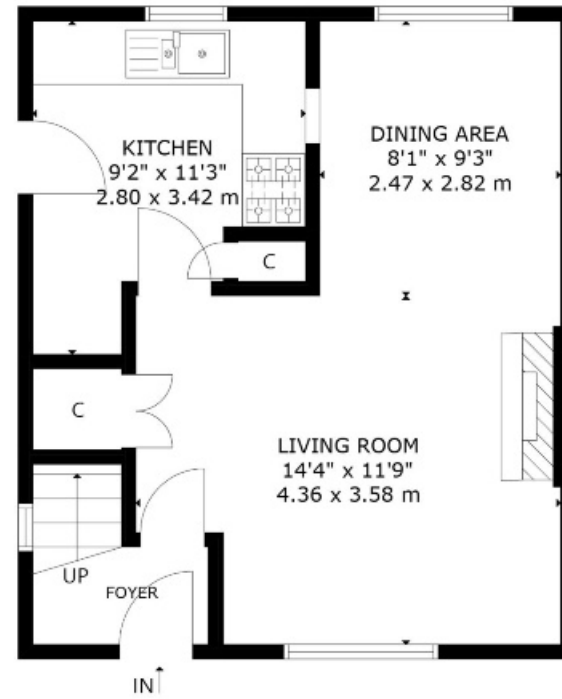
### Home Report

The property is valued at £300,000 and a link to the Home Report is available from the ESPC web site. It is of non-traditional Blackburn type construction which may restrict the number of lenders.

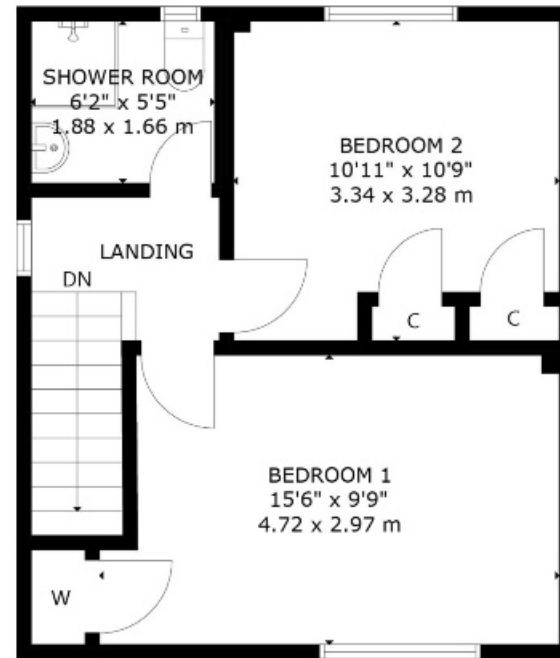
### Viewing

Telephone Agent 0131 229 3399 (0759 58 20611 out with office hours).





GROUND FLOOR



FIRST FLOOR



73 RANKIN DRIVE, EDINBURGH, EH9 3DG  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 746 SQ FT / 70 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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