










Offers Over

£290,000

24 Ransome Gardens

Clermiston | Edinburgh | EH4 7EU

A fantastic opportunity has arisen to acquire this generously proportioned four bedroom semi-detached villa pleasantly positioned within a popular pocket of Clermiston. Boasting off-street parking and private gardens whilst being situated close to excellent amenities and transport links, the property makes for an ideal family home. Viewing suggested.

-  4 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Single driveway
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance vestibule, hallway, bright and spacious lounge/diner with a gas fireplace and dual aspect, fully-fitted kitchen with a range of integrated and freestanding white goods as well as tiling in splash areas whilst being styled with wooden units and a dark worktop, ground floor double bedroom with a front-facing outlook, landing with a handy storage cupboard and access via a Ramsay ladder to the partially-floored attic space, three further double bedrooms all with ample space for freestanding furniture whilst two benefits from integrated storage, and a fully-tiled bathroom suite with a bath and separate shower.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob and oven, freestanding fridge-freezer, washing machine and dishwasher, light fittings and fitted floor coverings.

Other items may be available through separate negotiation.

Gardens and Parking

To the front of the property lies a low-maintenance private garden mostly laid to lawn with an entrance path. The large private rear garden benefits from a sizeable patio, well-kept lawn, flower bedding, fruit trees and a sunny South-West facing aspect. For the car owner, there is a single driveway for up to two cars.

Viewing

By appointment through Neilsons 0131 625 2222.





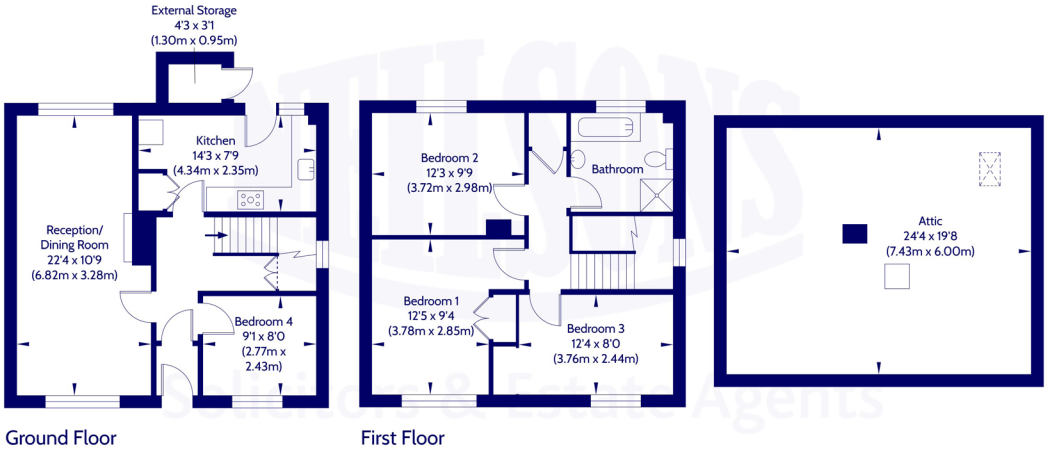
Location

The property is situated within the popular Clermiston area of Edinburgh, lying to the west of the City Centre. The area is well served with local shops, bars and cafes together with a 24-hour Tesco's supermarket. 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 Centre's. Also Scotmid supermarket and the Drumbre Library hub are a short walk 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's International Airport.





Approx. Gross Internal Floor Area 100.62 Sq M / 1083 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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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.



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