

30/1 Rannoch Road

Clermiston, Edinburgh, EH4 7EP



RALPH SAYER
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A beautiful ground-floor flat in move-in condition

Introducing a beautiful two-bedroom ground-floor flat in Clermiston which is brought to market in move-in condition, providing attractive interiors with modern finishings, as well as a private double driveway and a suntrap garden.

General Features

- A beautiful ground-floor flat in move-in condition
- Desirable location in popular Clermiston
- Just 15 minutes' drive from Edinburgh's West End
- Attractive interior design and modern finishings

Accommodation Features

- Welcoming entrance hall with practical storage
- Living/dining room with southwest-facing aspect
- Fashionable kitchen with generous storage
- Two double bedrooms (one with built-in storage)
- Modern bathroom with overhead rainfall shower
- Gas central heating and double-glazed windows

Exterior Features

- Private rear garden with a southwest-facing aspect
- Private double driveway for off-street parking



“Situated in Clermiston, it has a popular location too, which offers easy access to amenities, schools, and transport links.”

This two-bedroom ground-floor flat is a bright and spacious home that has been lovingly decorated and completed to a high standard. It boasts a modern kitchen and bathroom, as well as the desirable features of private parking for two cars and a fully-enclosed garden with a southwest-facing aspect. Situated in Clermiston,

it has a popular location too, which offers easy access to amenities, schools, and transport links. Being approximately a 15-minute drive from Edinburgh's West End and the city centre, it is a highly desirable setting, especially amongst families, professionals, and first-time buyers alike.



30/1 Rannoch Road

A delightful first impression

that sets the standards

Accessed via a shared entrance, the home's front door (with storage adjacent) opens with a delightful first impression into a hall, defined by light décor and a muted, wood-toned floor (which is found predominantly throughout). It offers practical storage and sets the standards for the accommodation to follow.



Living/dining room

with southwest-
facing aspect



Elegant

and instantly inviting

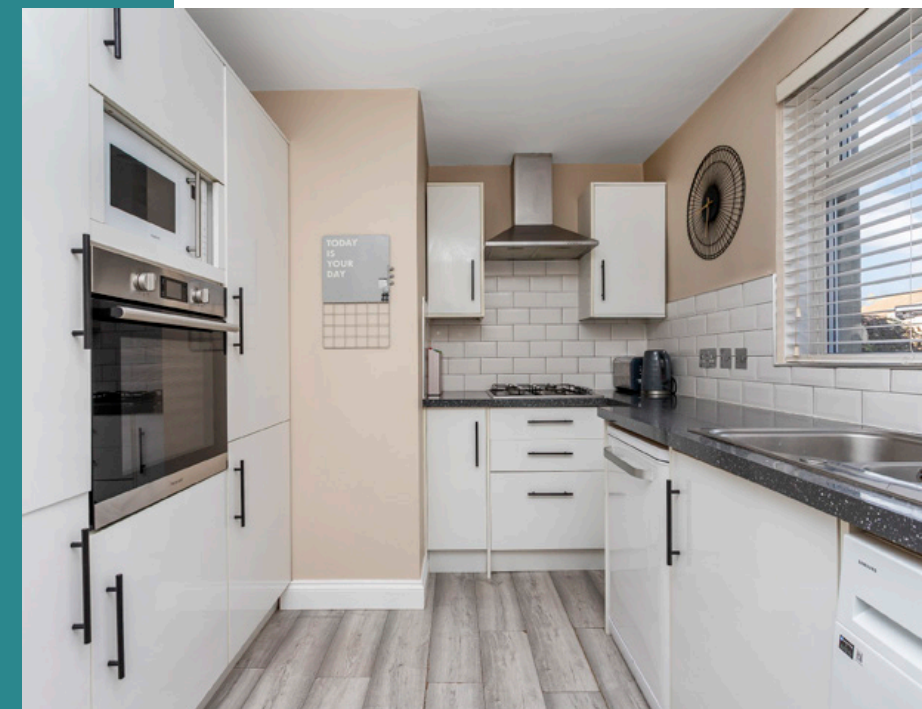


The living/dining room continues the wood-textured floor pairing it with a soft hue and white detailing – an elegant aesthetic that is at once inviting and homely. The room has a spacious footprint for lounge furniture and a table and chairs, and it is bathed in south-westerly light ensuring a bright and cheerful ambience. It also provides direct access to the private garden, creating an ideal setup for summer socialising.



Fashionable design
with generous
storage

The kitchen



Sporting a fashionable design, the kitchen is fitted with white cabinets alongside matching metro-style splashbacks and granite-inspired worktops. It provides generous storage and workspace, and is further complemented by the subtle décor.

It comes with an integrated oven, gas hob, and extractor hood, as well as an integrated fridge/freezer, and space for further freestanding appliances.





Flexibility to meet
your lifestyle

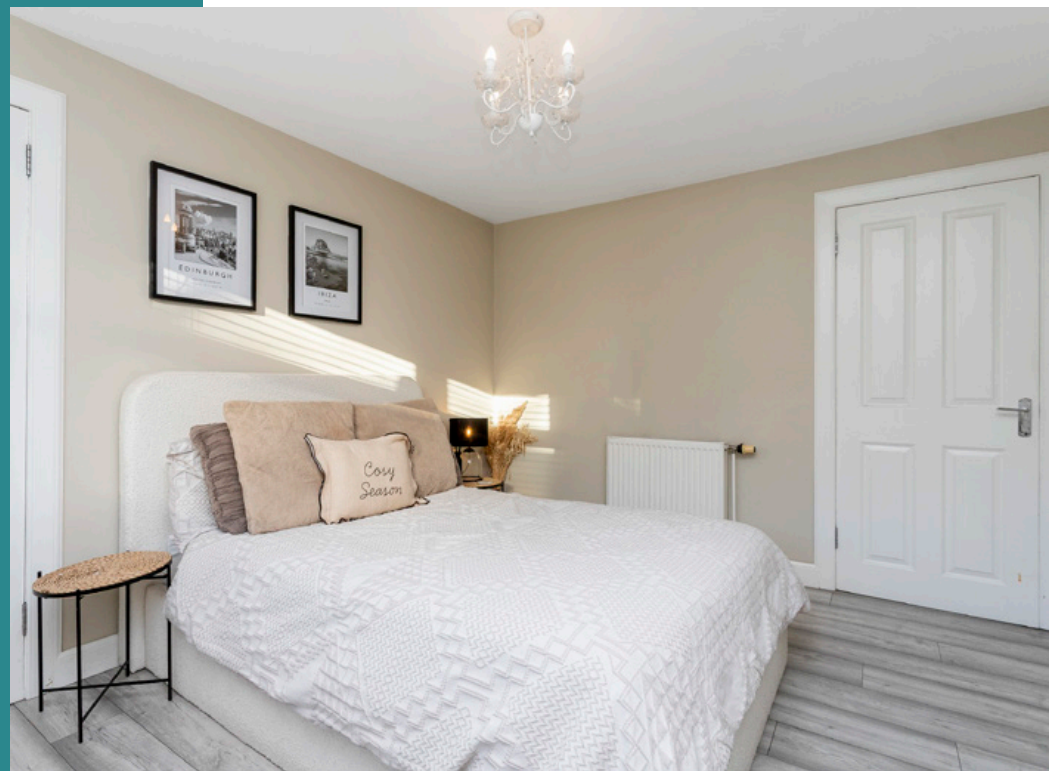
Two double bedrooms

The two double bedrooms are both elevated by light décor and the low-maintenance flooring found in other parts of the home. The principal bedroom has the added advantage of a southwest-facing aspect and built-in storage. The second bedroom, with a tasteful accent wall, is just as spacious as the principal, providing homeowners with plenty of floorspace for bedside furnishings. Alternatively, it can be used creatively to suit your lifestyle, whether as a gaming room, an additional reception area, an office, or a nursery.





“The principal bedroom has the added advantage of a southwest-facing aspect and built-in storage.”



The bathroom

Modern bathroom with overhead rainfall shower

The bathroom has chic styling with tiles around the wet areas alongside olive-toned décor and white detailing. It is fitted with a modern three-piece suite too, which is comprised of a toilet, a storage-set washbasin, a towel radiator, and a P-shaped bath with an overhead rainfall shower.

The property has gas central heating and double glazing for year-round comfort.



Suntrap garden

for summer enjoyment

To the front, the property boasts a private double driveway, whilst to the southwest-facing rear it has a private garden that is fully enclosed by a high fence. The garden features a generous decked area to comfortably relax and dine in the sun, and it has a neat stretch of lawn as well, making it ideal for a wide range of buyers, including couples, families, professionals, and downsizers alike.

Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances (including fridge/freezer) to be included in the sale.





Clermiston

Edinburgh

Situated west of the city centre and just north of sought-after Corstorphine, Clermiston is a popular choice among families and young professionals owing to its excellent local services and amenities, well-regarded catchment schools and convenient transport links. The leafy residential area has no shortage of public parks and green spaces, such as Hillwood Park and Corstorphine Hill, as well as Drum Brae Park, which is home to Drum Brae Leisure Centre. Packed with indoor sport and fitness facilities, including a 25-metre swimming pool, a state-of-the-art gym, a fitness studio and a sports hall, the leisure centre also commands stunning views across the Firth of Forth. Golf enthusiasts are

equally spoilt for choice, with a number of prestigious golf courses nearby. Residents of Clermiston enjoy ideal local services and amenities right on their doorstep, as well as extensive retail facilities at nearby Corstorphine Retail Park and Craigleith Retail Park, including a selection of major supermarkets and large high-street outlets. The area enjoys good primary and secondary state schools, whilst some of the capital's best private school choices are within easy driving distance. Clermiston offers swift and easy access to Edinburgh Airport, Queensferry Crossing and the M8/M9 motorway network, as well as fantastic public transport links travelling across the city, day and night.

Property Name

30/1 Rannoch Road

Location

Clermiston, EH4 7EP

Approximate total area:

68.8 sq. metres (740.6 sq. feet)



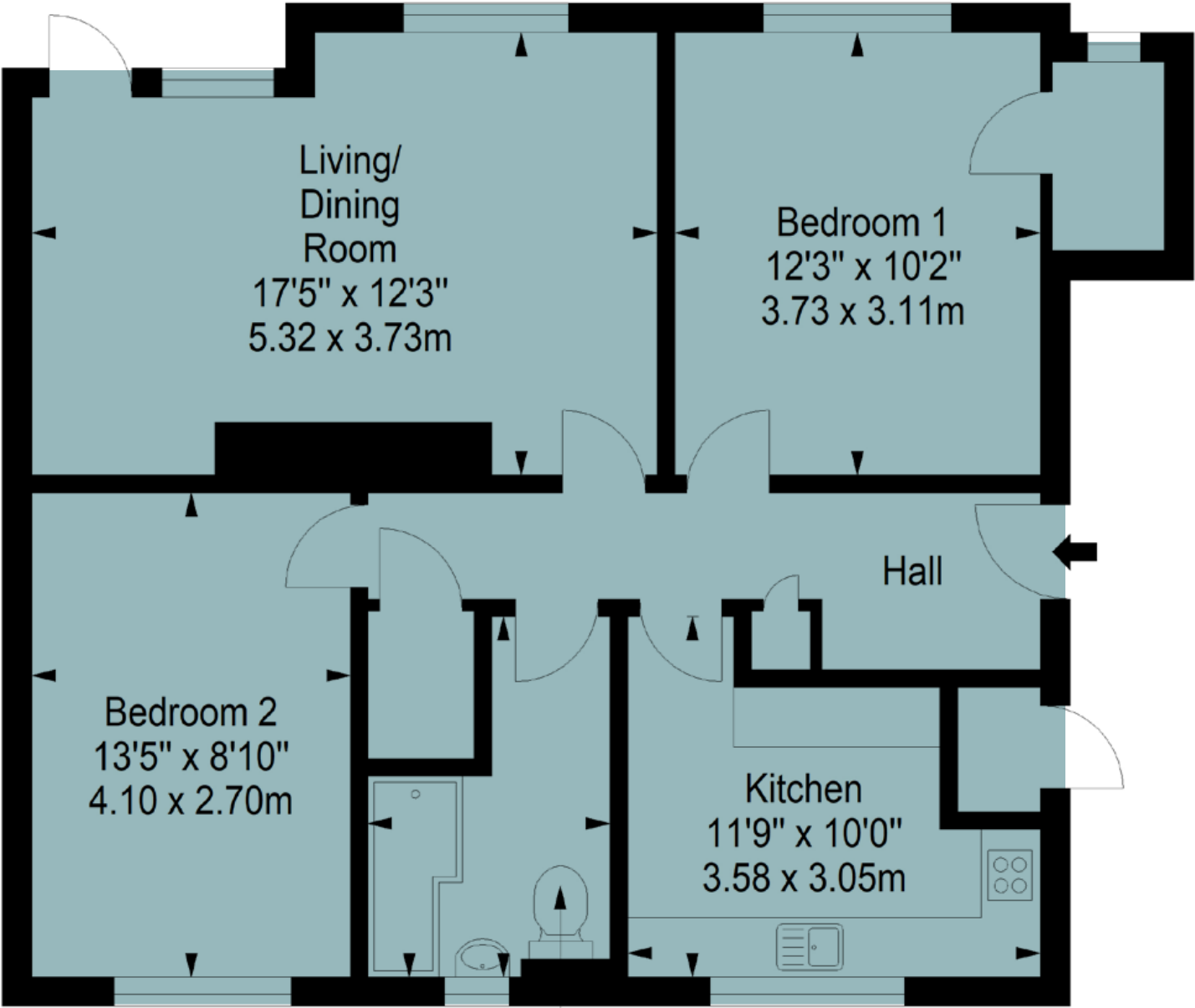
Ground Floor

EPC Rating - C

Council Tax Band - B

Home Report Value - £185,000

The floorplan is for illustrative purposes.
All sizes are approximate.



Bathroom
10'0" x 6'8"
3.04 x 2.03m

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dream property!



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