



58/1, Rannoch Road, Edinburgh, EH4 7EN

Light and Tastefully Presented, One-Bedroom, Ground-Floor Flat, with a Private Balcony and Gardens

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Property Description

Light and tastefully presented, one-bedroom, ground-floor flat, with a private balcony and generous private gardens. Positioned on a corner plot, located in the sought-after Clemiston area, north-west of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, conservatory, a double bedroom and a bathroom.

Highlights include a stylish fitted kitchen, a bright modern bathroom, contemporary flooring and lighting. In addition, there is double glazing, gas central heating, and excellent storage provision.

Particularly generous low-maintenance gardens offer flexible scope for development (subject to any necessary planning permission), and ample unrestricted street parking.

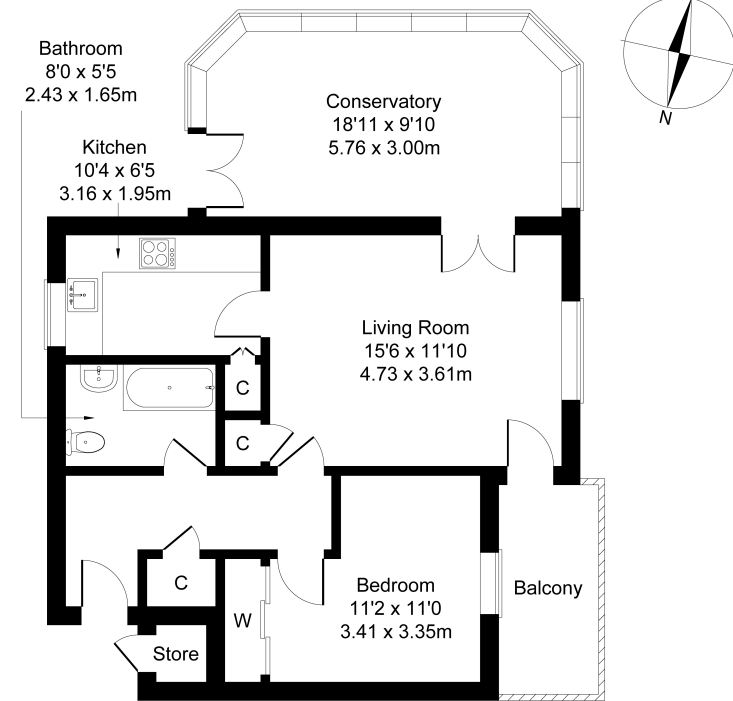
A welcoming entrance hall has carpeted flooring, and a convenient storage cupboard and affords access to the majority of the property. A spacious living room is set to the front, tastefully finished with light decor, an electric fire, a central light fitting, wall mount TV point, wood effect flooring, and access to the balcony. Set off the living room, a conservatory offers a further lounge space. A good-sized kitchen is also set off the living room, fitted with modern units and worktops, a sink with a drainer, an integrated oven, a gas hob and a fridge/freezer.

A bright double bedroom includes a built-in wardrobe with mirrored sliding doors, wood effect flooring and central light fitting. Completing the accommodation, a family-sized bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls, and a ladder-style radiator.



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Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Clemiston is a popular and established residential area with schooling at all levels, easy commuter travel, extensive amenities, and a wide 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 in the area, 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 regular public transport to both Edinburgh city centre and further afield and benefits from a range of highly-regarded nurseries and schools at all





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