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36 Rannoch Road, Clermiston, Edinburgh, , EH4 7EW

Spacious, Two-Bedroom, End-Terrace Bungalow

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Property Description

Light, tastefully presented and spacious, two-bedroom, end-terrace bungalow, with gardens and a driveway. Located in the popular Clermiston area, northwest of Edinburgh city centre.

Comprises a vestibule, living/dining room, kitchen, two flexible bedrooms and a bathroom.

Freshly renovated for the market, with modern flooring, rendered walls, a semi-converted loft space and gas central heating (new boiler approx. 12mths.) In addition, there is a fitted kitchen, a generous bathroom, skylight windows, double glazing and extensive cellar spaces, mirroring the floorplan.

Externally there is low-maintenance landscaping and a paved driveway to the front, whilst an enclosed rear garden includes a shed, a synthetic turf lawn and a paved patio.

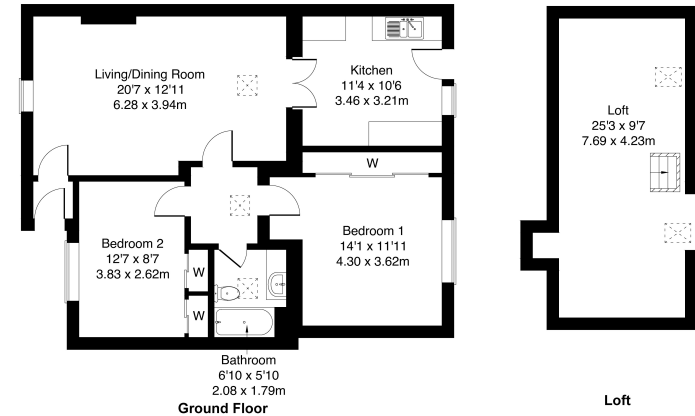
A bright entrance vestibule opens into a reception room which is both tastefully presented and spacious. A versatile floor plan accommodates both lounge and dining furniture and the room enjoys plentiful natural light from both a front-facing window and a skylight. Conveniently adjoining, a kitchen, with garden access, is fitted with traditional units and worktops, whilst appliances include a freestanding cooker, a fridge, a dishwasher and a washing machine.

Also leading off the living/dining room, an inner hallway affords access to two double bedrooms and a bathroom. Both bedrooms continue the tasteful presentation and generous proportions of the living space, with one further benefiting from built-in wardrobe storage. The bathroom comprises a three-piece suite, a shower-over-bath, vanity storage and tiled splash walls.



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Approximate Gross Internal Area: (1076 sq ft - 100 sq m.)
(Excluding Cellar)



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

Area Description

Clermiston 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 levels.





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