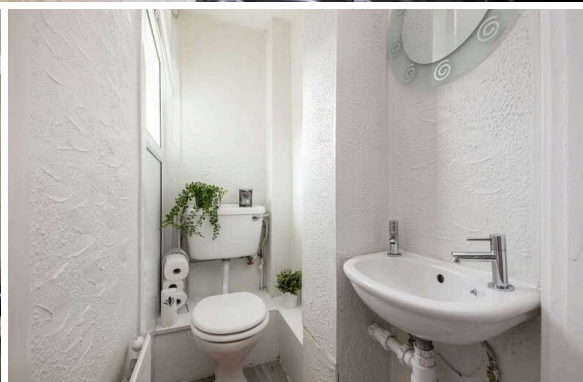




8 Rannoch Place  
CLERMISTON | EDINBURGH | EH4 7HH

  
**warners**  
solicitors & estate agents





## 8 Rannoch Place

CLERMISTON | EDINBURGH | EH4 7HH

Superbly tucked away in a quiet cul-de-sac is this most appealing four bed terraced villa, much enhanced by stylish modern fittings and a fully enclosed child friendly garden.

Viewing is essential to appreciate the very well presented, spacious and flexible family accommodation on offer here. The ground floor level has a bright living room with large window, a beautifully fitted breakfasting kitchen featuring cream gloss units, a dining room with French doors to the rear, which would also be suitable as a fourth bedroom if required, and a WC facility. Upstairs you'll find three double sized bedrooms, two with excellent built-in storage space, and the family shower-room fitted out with an attractive white suite. Further storage space is provided by way of cupboards off the hall and upper landing, plus the part floored loft space. A fully enclosed private garden to the rear is child and pet friendly. A lawn and elevated patio provide ample free space for outdoor relaxation.

- Living room
- Dining room/Double bedroom 4 with French doors
- Stylish fitted breakfasting kitchen
- Three double bedrooms
- Modern shower-room
- Entrance hallway
- Downstairs WC
- Gas central heating and double glazing
- Great storage facilities
- Fully enclosed rear garden
- Plenty of parking in cul-de-sac
- Excellent local amenities and transport links

Extras included in the sale are all curtains, blinds, 3 sets of drawers and 2 wardrobes. EPC Rating C.

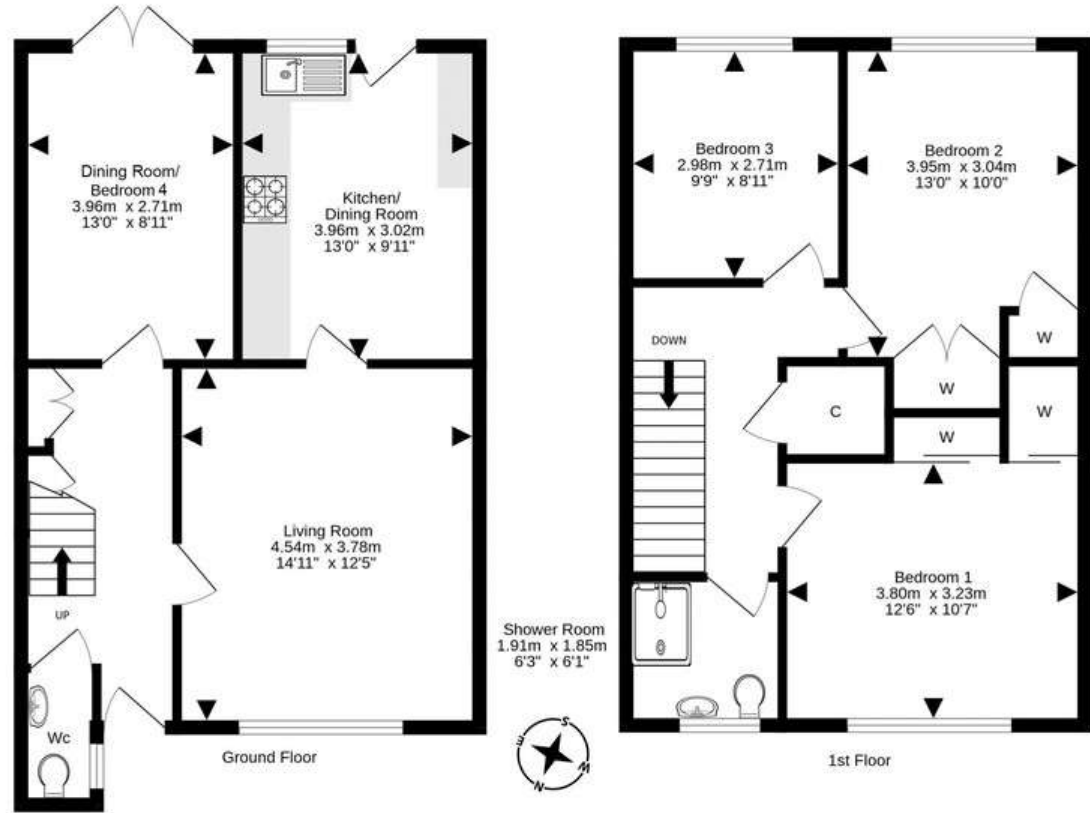
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The popular residential area of Clermiston is located three miles west of Edinburgh City Centre. Good local shopping amenities can be found in the nearby locale of Corstorphine, including the impressive Gyle Shopping Centre, which hosts a Morrisons supermarket. Local shopping is also available at a large Tesco Extra on Meadow Place Road. For sport and recreation, residents have the fantastic Drum Brae Leisure Centre, which boasts a swimming pool, a gym and fitness studios, practically on their doorstep. Murrayfield Stadium and Murrayfield Ice Rink are both a short drive away. There is also a choice of prestigious golf clubs in nearby Barnton. Cramond, just north of Clermiston, promises relaxing strolls along the beach and promenade towards Granton, or scenic walks along the River Almond. Locally, Corstorphine Hill offers pleasant woodland walks, whilst Edinburgh Zoo provides an informative day out filled with wild animals. Local schooling is provided from nursery to secondary level. Clermiston is an ideal location for those working at The Gyle or Gogar, and is also well-served by public transport into the city centre. Commuters enjoy excellent links to Edinburgh City Bypass and the motorway network, as well as frequent train and tram services from Edinburgh Gateway. Edinburgh International Airport is also just a short distance away.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023