

ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341

Email: property@allingham.co.uk



46/4 RANKIN DRIVE, EDINBURGH EH9 3DQ

2 BEDROOM | 1 BATH | EPC C

espc

Location

The property is located in the sought after Newington district which has excellent local amenities with a range of local shops, as well as more extensive shopping available at the nearby Cameron Toll Shopping Centre. The area is well served with a range of buses providing easy access to the City centre. The property is convenient for the Edinburgh University King's Buildings Campus and within a short distance of the New Edinburgh Royal Infirmary Complex. On street parking is available. There are good primary and secondary schools within the vicinity with a diverse range of recreational activities all close at hand.

Accommodation

- Entrance Hall
- Lounge/Dining Room
- Enclosed Balcony/Sun Room
- Fitted Kitchen
- Two Bedrooms with built-in storage
- Bathroom with three piece suite and shower over bath
- External Store at entrance to the flat and at ground floor

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





General

The property for sale is a spacious first floor flat in a popular residential area with bright and flexible accommodation. The property opens on to an entrance hall with doors opening on to all the principal accommodation. The lounge/dining room has a large south facing window and a fitted carpet and wall mounted gas fire. The former balcony opening off the lounge has been enclosed with double glazed doors and has a south facing aspect. The kitchen is equipped with wall mounted and base units in a simple finish with timber trim and complementary work surfaces along with a stainless steel sink and drainer unit, a built-in hob, oven and extractor. The bedrooms are both of generous proportions and have built-in storage. The bathroom is equipped with three piece suite comprising vanity mounted wash hand basin, WC with concealed cistern and shower over bath with tiled splash-back. A large external store adjacent to the property provides useful storage with further storage on the ground floor. There is a shared garden/drying green to the rear of the property.

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LOCAL PROPERTY CENTRES

MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ
TEL: 0131 447 9341

COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH
TEL: 0131 447 9341

BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ
TEL: 0131 447 9341

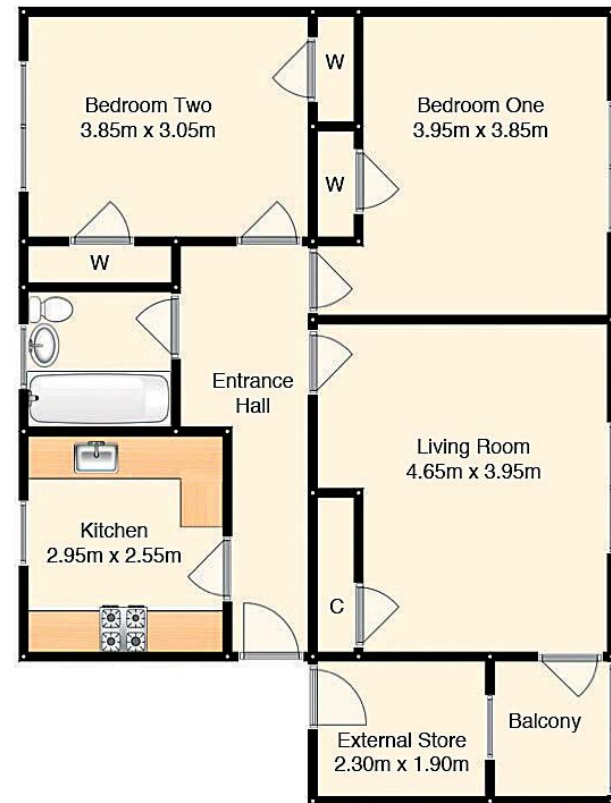
Fax Property – 0131 452 9383

Email Property – property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
74.5m²

