

**7 (FLAT 2) RANSOME GARDENS,  
CLERMISTON, EDINBURGH  
EH4 7ET**



**STEWART WATT & CO.**  
RESIDENTIAL PROPERTY



A purpose built, well-proportioned two-bedroom ground and garden flat in a much sought after district in Edinburgh. The property would be ideal for first time buyers, those looking for a private garden and also for those looking to downsize.

VIEWING BY APPOINTMENT ONLY  
CALL 0131 337 9692

**FIXED PRICE £170,000**

- Popular Residential Area
- Living room and separate kitchen
- Two double bedrooms
- Private patio and garden
- Storage cupboard off the communal entrance
- Gas Central Heating



#### **LIVING / DINING ROOM:**

Front facing with ample natural light and access to the private patio, which also leads to the private enclosed garden.

#### **KITCHEN:**

The kitchen is equipped with wall and base-mounted units, integrated gas hob, oven, fridge and freezer. There is also the boiler neatly tucked away in one of the units.

#### **BEDROOM ONE:**

A double room facing to the front with it's own storage cupboard.

#### **BEDROOM TWO:**

Further double bedroom, located at the rear of the property.

#### **BATHROOM:**

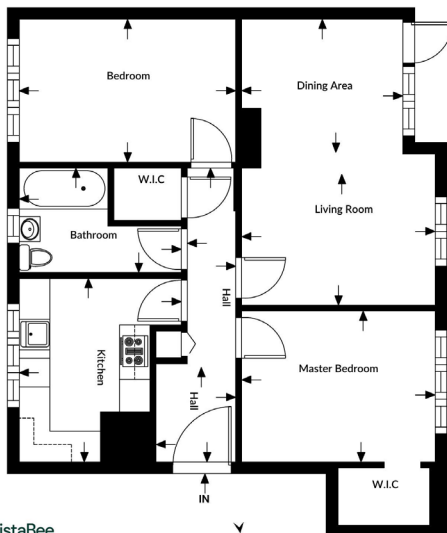
Consists of modern three-piece suite, including a bath, WC and wash hand basin with shower fitting over the bath.

#### **EXTERNAL:**

The property features large private garden at the front, primarily laid to lawn with hedge surround and there is also communal drying space to the rear. The property comes with it's own private store cupboard accessed off the communal stairwell.

The popular Clermiston area is located approximately four miles to the west of the City Centre, with Corstorphine Hill and Queensferry Road nearby. The area has a selection of local shops and pubs but there is also supermarkets, coffee shops, bakers, newsagents, butchers, banks and a local library within easy access. It's also a short drive to the Gyle shopping centre and Hermiston Gait park & ride. There are good local primary and secondary schooling nearby with the property being in the catchment areas for both Clermiston Primary and, Royal High School. For a nice leisurely walk, the Corstorphine Hill has many routes and is home to Clermiston Tower. Other facilities include Edinburgh Zoo, Edinburgh Ice Rink and Murrayfield stadium. For those heading further afield, the City Bypass is easily accessible. There is also the Gyle Railway Station and Edinburgh Airport is also just a short journey from the area.





This plan is for layout guidance only and is not drawn to scale, whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (D 110927) vistaBee 2024



Stewart Watt & Co.  
202 Dalry Road  
Edinburgh  
EH11 2ES

Home Report Value: £170,000

EPC Band: C

Council Tax Band: B

Extras: All fitted floor coverings, light fittings, integrated white goods are included in the sale.

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