



38/6, Rankin Drive, Edinburgh, EH9 3DE

Two-Bedroom, Second-Floor (Top) Flat with Enclosed Balcony/Sun Room, Private Garden Ground & Two Private Stores

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Property Description

Well-presented and well-proportioned, two-bedroom, second-floor (top) flat with an enclosed balcony/sun room, a private garden ground, a shared drying green, and skyline views.

Forming part of an established development, located in the desirable Blackford area of Edinburgh, just south of the city centre.

Comprises an entrance hallway, living/dining room with an enclosed balcony/sun room, a kitchen, two double bedrooms and a bathroom.

Requiring updating, features include electric storage heating, timber double glazing, external wall insulation, good integrated storage, and views towards Blackford Hill and Arthur's Seat.

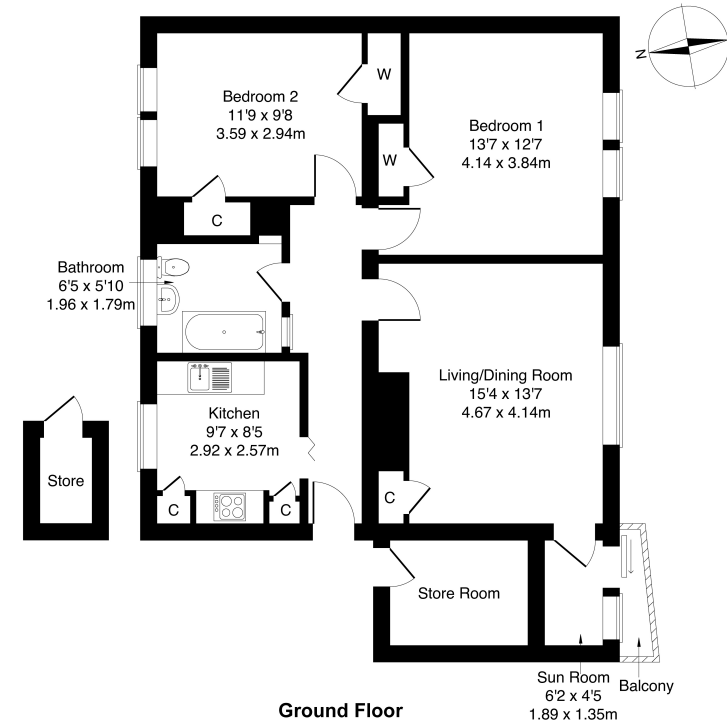
The flat also benefits from excellent additional private storage, including an adjoining storeroom outside the front door and an allocated store cupboard in the communal ground-floor hall.

The rear gardens include private garden ground belonging to the property together with a shared drying green, with unrestricted parking on the surrounding streets.

An entrance welcomes you into the property and provides access throughout all rooms, creating a seamless and functional living space. The living room is finished with carpeted flooring throughout and benefits from large windows, allowing plenty of natural light to fill the space. Just off the living room is the enclosed balcony/sun room, providing further space for entertaining and direct access to enjoy scenic views from the balcony. Additional features include electric storage heating, timber double glazing and external wall insulation. The kitchen is finished with tiled-effect flooring, wood-effect countertops, a tiled-effect splashback, a stainless-steel sink with drainer, as well as space for additional appliances.

The hallway further provides access to bedrooms one and two, both finished with carpeted flooring throughout. Both rooms are a good size, allowing for flexibility, and benefit from built-in cupboards, providing ideal additional storage. Completing the property is the bathroom, which is a three-piece suite comprising a shower over the bath.

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

Area Description

Blackford is a highly sought-after residential district located to the south of Edinburgh city centre. The area offers a peaceful setting with a range of local amenities for everyday needs, while nearby Marchmont and Newington provide an excellent selection of independent shops, cafés, restaurants, and bars. For more extensive shopping, the nearby Cameron Toll Shopping Centre features a variety of high-street retailers and a large Sainsbury's superstore. Ideally positioned for access to Edinburgh University, the Royal Infirmary, the Scottish Parliament, and the Royal

Commonwealth Pool, Blackford is also perfectly placed for enjoying the city's scenic green spaces. These include Blackford Hill, the Braid Hills, The Meadows, Holyrood Park, and Arthur's Seat, making the area ideal for those who enjoy outdoor pursuits. Blackford is well served by highly regarded local schools across all levels and benefits from regular public transport links, offering quick and easy access to the city centre and surrounding areas.





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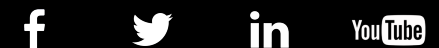
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