



1 Rankin Road

Edinburgh, EH9 3AW

Offers Over £560,000

A 1930's Semi-Detached House
Offering Generous Family
Accommodation And Grounds,
Situated In A Well Regarded,
Calm Neighbourhood

Key Features

- Three Double Bedrooms
- Living Room
- Dining/Family Room with..
- Sun Room Extension
- Kitchen & Utility Room
- Wet Room with WC
- Separate Ground Floor WC
- Entrance Hall & Vestibule
- Gas Central Heating
- Double Glazing
- Substantial Garden Space
- Driveway & Garage



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Rankin Road is a calm, well established, and leafy residential street on Edinburgh's south side. The University's King's Buildings are within easy reach, while the Royal Infirmary is just a few minutes away by car or bus, and the city centre a straightforward bus ride away. Weekly shopping is handled at Cameron Toll (where there is a large Sainsbury's and a wide range of other High Street names), or Straiton with its huge range of famous shops and services. Everyday needs can often be met locally on Mayfield Road and all the bustle of the Newington district is reachable on foot. Blackford Hill and the Hermitage of Braid provide peaceful green space for fresh air and views, whilst only slightly further afield are the Pentlant Hills. For families, academics, and healthcare professionals seeking a quiet home base with strong transport links, good schools, and excellent access to green space, the Blackford/Mayfield neighbourhood offers a cohesive and practical lifestyle base.

A substantial 1930s semi-detached house, offering generous family accommodation, substantial garden space and outstanding views towards Arthur's Seat and Salisbury Crag. Situated in a well-regarded, leafy neighbourhood on Edinburgh's south side, the property is conveniently placed for a range of educational establishments, major shopping destinations and excellent transport links.

The house would now benefit from modernisation, and offers the possibility of further development to create a superb family home tailored to individual requirements. The property retains a number of appealing features and enjoys generous storage provision, gas central heating and double glazing.

A vestibule opens into the welcoming entrance hall, which includes a windowed cupboard and under-stair storage. The bright living room features a bay window, an Edinburgh press and an inset gas fire (not tested). To the rear, the dining/family room provides a versatile space for everyday living and entertaining, with an open connection to the sun room extension. The sun room has twin doors opening onto the paved patio.

The kitchen is complemented by a separate utility compartment, presently housing the central heating boiler. There are three double bedrooms, with the principal bedroom being particularly spacious and enhanced by the bay window, integrated storage and an expansive outlook towards Arthur's Seat. The second bedroom is also generously proportioned, overlooks the rear garden and includes integrated storage, while the more modest third double bedroom, with partly reduced ceiling height, also enjoys attractive views. The wet room is fitted with white sanitary ware and a mixer shower. An additional separate WC adds further convenience at ground level.

The upper hall provides walk-in storage and access to the spacious attic, which provides standing height and natural light from a skylight window, with potential for useful storage, or further development subject to any necessary consent.

Externally, the property offers an impressive amount of private outdoor space. The extensive, enclosed, south-facing rear garden is bounded by a wall and combines lawn, paved areas, mature bordering trees and established plants. A paved patio, sitooterie and shed provide a variety of spaces for outdoor dining, relaxation and family enjoyment. To the front, there is a garden and driveway, while the side driveway leads to a detached garage.

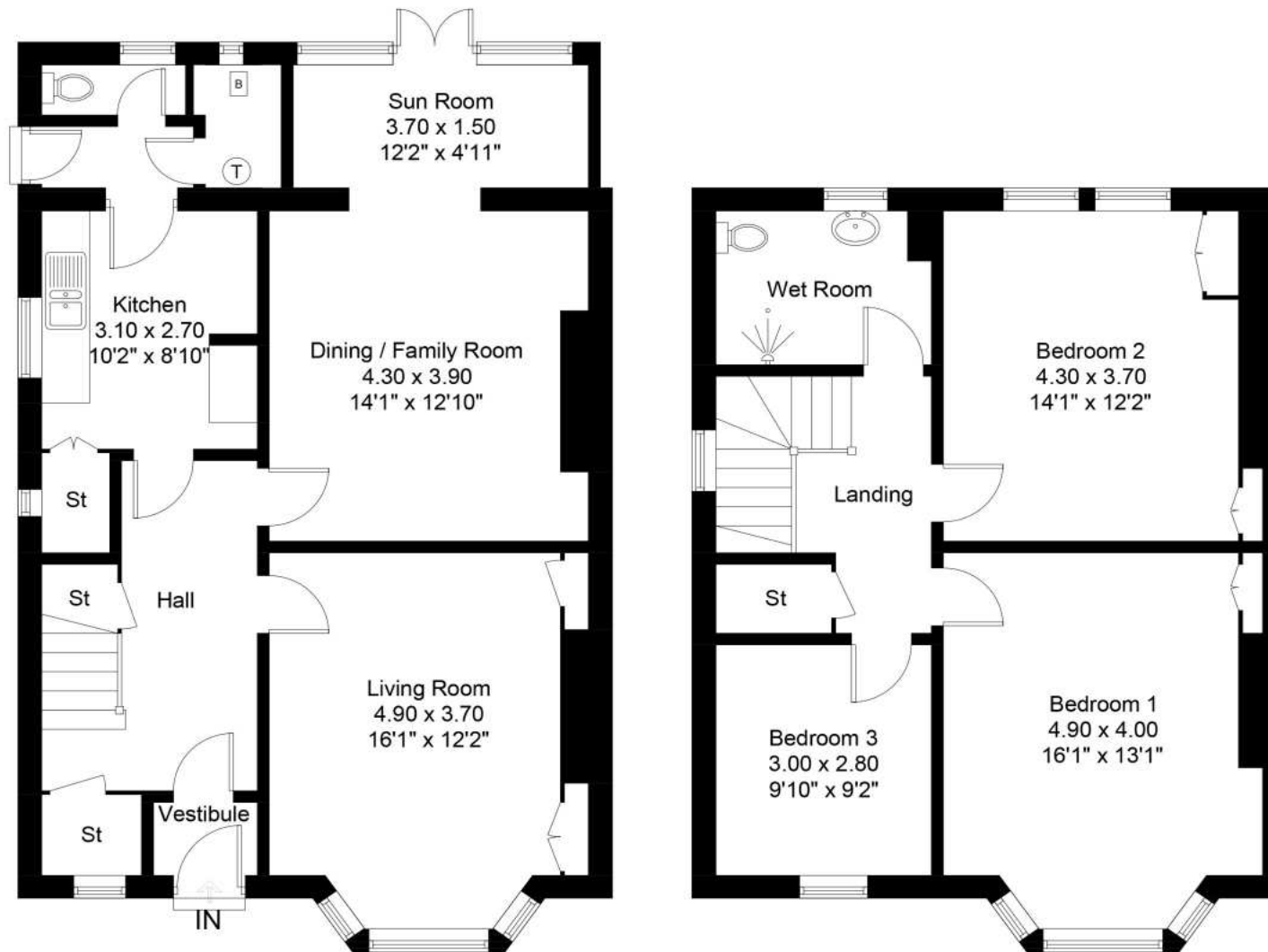
With its generous accommodation, substantial grounds, elevated position and panoramic views, this appealing property presents an exciting opportunity to modernise and create an exceptional family home in a desirable Edinburgh location.







1 Rankin Road



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point.
Not to scale.

Floor Plans

“A very professional service. Communication and understanding of our needs was excellent, and agreements clearly defined. I would not hesitate to use their services again.”

(Patrick Lowe, Abbeyhill)

Making the Most of Your Property Search

Every stage of your property journey matters. Here are some friendly tips to help you navigate the search process effectively and considerately.

HOME REPORT OR VIEWING FIRST?: It's a common question, and there's no absolute, right or wrong answer. Home Reports offer valuable insight into a property's condition, but they can sometimes highlight issues in a way that feels **overly cautious**. So, some people decide against viewing a property without fully understanding the true nature of issues they perceive to be too negative. Additionally, Home Reports don't cover other, equally important aspects like the **neighbourhood, atmosphere, or layout**—all of which can only be truly appreciated in person.

If you're intrigued by a property, consider booking a viewing early on. Seeing it for yourself can help put the details of the Home Report into context and give you a more balanced impression, not just of the property, but also of Home Reports generally.

ARRANGING A VIEWING: There are often a few ways to book an appointment. If a phone number is provided, it's usually the quickest and simplest way to find a mutually convenient time. In any case, follow the booking instructions shown on the website. Booking a viewing isn't a commitment to buy—it's **simply your chance to explore the property**, so don't be bashful! Just remember that sellers and agents may have other commitments, so a little flexibility goes a long way.

BE COURTEOUS WITH COMMUNICATION: If you've requested information or expressed interest in viewing but change your mind, that's perfectly fine—**just let the other party know**. Texting can be a good option. A quick message saves time and avoids unnecessary follow-ups. It's a small courtesy that's always appreciated.

DURING THE VISIT: You're stepping into someone's home, so punctuality and respect make a big difference. **If you're running late, give a quick call or text**. There may be other viewers scheduled before or after you, so sticking to your appointment time helps everyone stay on track.

AFTER YOUR VIEWING: Prospective buyers are strongly advised to have their solicitor **note interest as soon as possible**, especially where a closing date may be set

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Any offer should be made using the Combined Standard Clauses. Confirmation of what is included in the sale should be obtained via your solicitor. No services, appliances, or systems have been tested, and no warranty is given as to their condition or compliance with regulations. Council Tax banding should be verified with the relevant local authority.

These particulars do not form part of any contract. All information is provided in good faith and believed to be correct, but is not guaranteed. Prospective purchasers should not rely on them as statements of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy and the suitability of the property.

The seller is not bound to accept any offer, including those at or above the Fixed Price, where applicable. All content within this document is the copyright of Aikman Bell, Solicitors & Estate Agents, and may not be used or reproduced without written consent.