


# 2 Rankin Avenue

NEWINGTON | EDINBURGH | EH9 3DB

warners
solicitors & estate agents







# 2 Rankin Avenue

NEWINGTON | EDINBURGH | EH9 3DB

Nestled on a quiet street, moments from excellent amenities, quick transport links, Blackford Hill, King's Buildings and the Royal Infirmary is this immaculately presented and significantly extended end terrace house. Boasting front and rear gardens, a driveway, a floored loft, gas central heating and double glazing this property would make an ideal family home in a tranquil, yet well-connected location.

The accommodation on the ground level comprises a welcoming entrance vestibule and hallway, a bright lounge with picture window, feature fireplace that flows through to the ample sized dining area, a contemporary kitchen with attractive units, a spacious family room which could be flexibly used as a downstairs bedroom or ideal home office and the lower level is completed by a stylish shower room. Following up a carpeted staircase the upper level enjoys four well-proportioned double bedrooms (all with built-in wardrobes) and the home is completed by an elegant main bathroom with shower over bath. Externally the large, secluded, South-East facing rear garden is mainly laid to lawn with an abundance of colourful plants, shrubs and flowers.

- End terrace home wonderfully extended to create a stunning family home with large garden grounds and drive
- Welcoming hallway, two reception rooms and kitchen
- Four spacious bedrooms and two bathrooms
- Gas central heating and double glazing
- Quiet setting close to Blackford Hill and King's Buildings

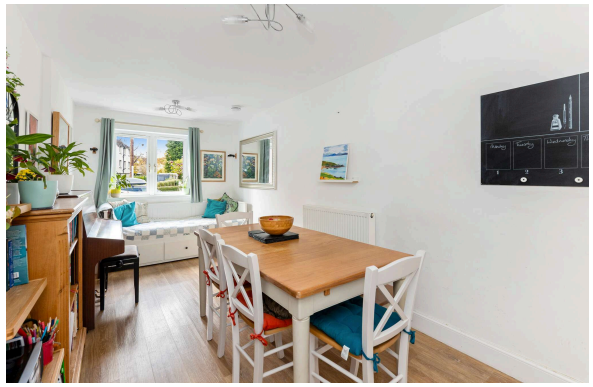
Energy Rating C. Council Tax band D.

All blinds will be included in the sale. Please note that the TV bracket will be removed prior to sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops including Tesco and Sainsbury stores, plus banking and post office services. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival Theatre, the Queen's Hall, Dynamic Earth, the Royal Commonwealth Pool and plenty of fashionable bars, cafes and restaurants. Excellent schooling is available nearby, and the property is conveniently placed for those connected to the Royal Infirmary and Scottish Parliament. Regular bus services run to the City Centre and other areas, whilst Waverley Railway Station and the City Bypass are both within easy reach.



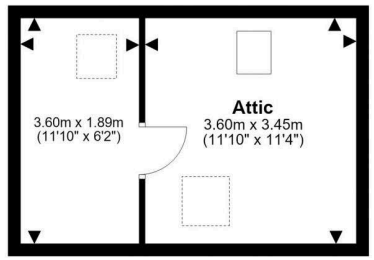




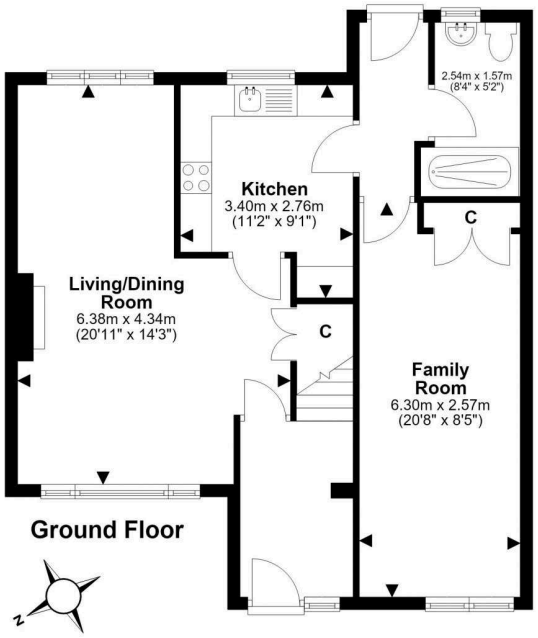




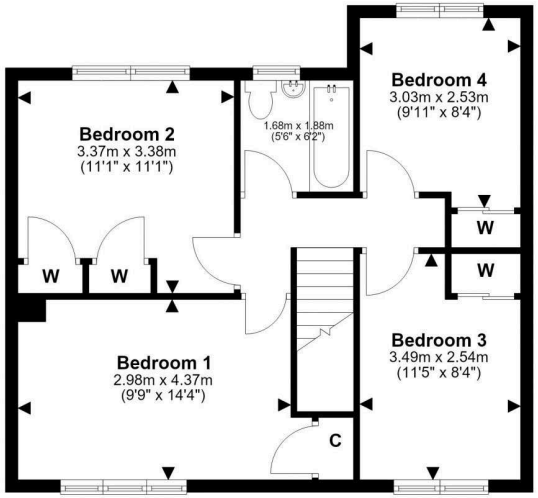





Attic




Ground Floor




First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com
warnersllp.com