

11/2 Rankin Avenue

BLACKFORD, EDINBURGH, EH9 3DD



Spacious two-bedroom ground-floor garden flat with private front garden, communal rear garden and a large driveway



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McEwan Fraser is delighted to present this spacious two-bedroom ground-floor garden flat to the market. Neutrally finished and well presented, the property offers spacious accommodation, plenty of integrated storage, gas central heating, double glazing, a private front garden, a communal rear garden and a large driveway. This would be an ideal first-time buy or sound buy to let investment.

THE LIVING ROOM



Internal accommodation is focused on a superb living room which enjoys excellent floor space and ample natural light which arrives through a large picture window. The space on offer gives flexibility for a variety of different furniture configurations giving the new owner plenty of scope to create their ideal entertaining space.

THE KITCHEN



The kitchen overlooks the rear garden and benefits from a full range of base and wall-mounted units, topped with contrasting work surfaces, which are set against a tiled splash back. Gas hob, electric oven and fridge freezer are integrated and space is provided for a freestanding washing machine and dishwasher.





The bedrooms are both generous doubles. Bedroom one overlooks the rear garden and includes two integrated storage cupboards and plenty of space for a full suite of freestanding bedroom furniture. Bedroom two is adjacent to the living room at the front of the property and also includes integrated storage. Accommodation is completed by a bathroom which is bright, spacious and finished with partial tiling and a white three-piece suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



Externally, the property sits behind a mature privet hedge with a private driveway to one side. The hedge hides a mature front garden which is largely laid to lawn. There is private side access to a well-maintained communal rear garden with two large storage cupboards, great for storing bikes and garden equipment. This is a fantastic asset for young children.

Early viewing is highly recommended!

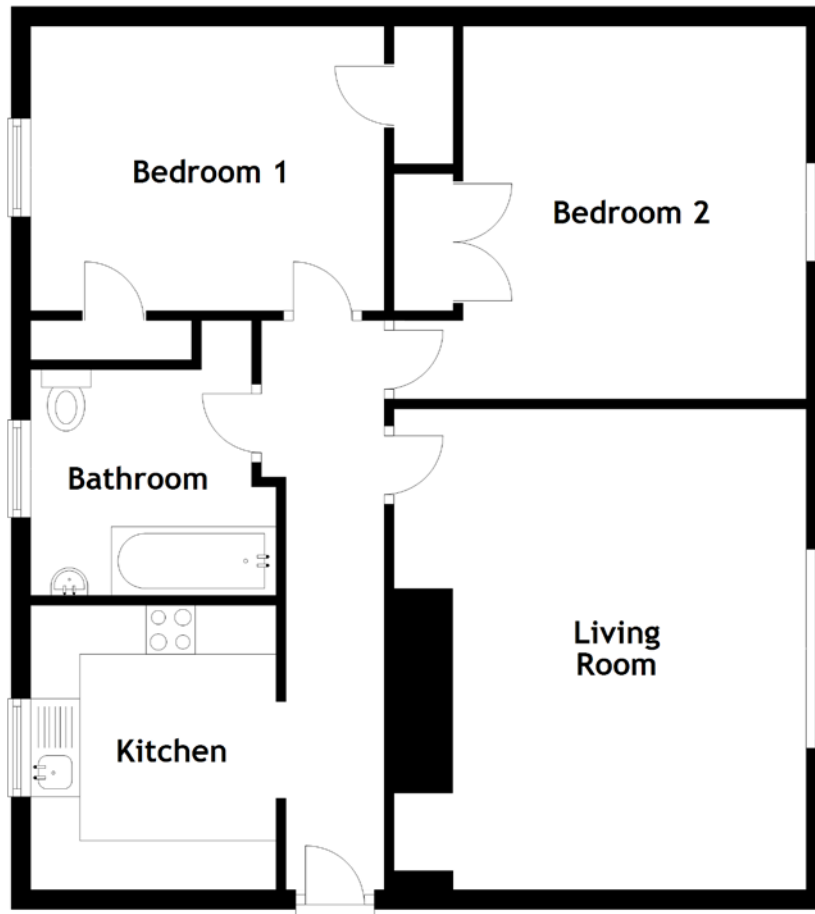
THE PRIVATE GARDENS



THE COMMUNAL GARDEN



FLOOR PLAN, DIMENSIONS & MAP

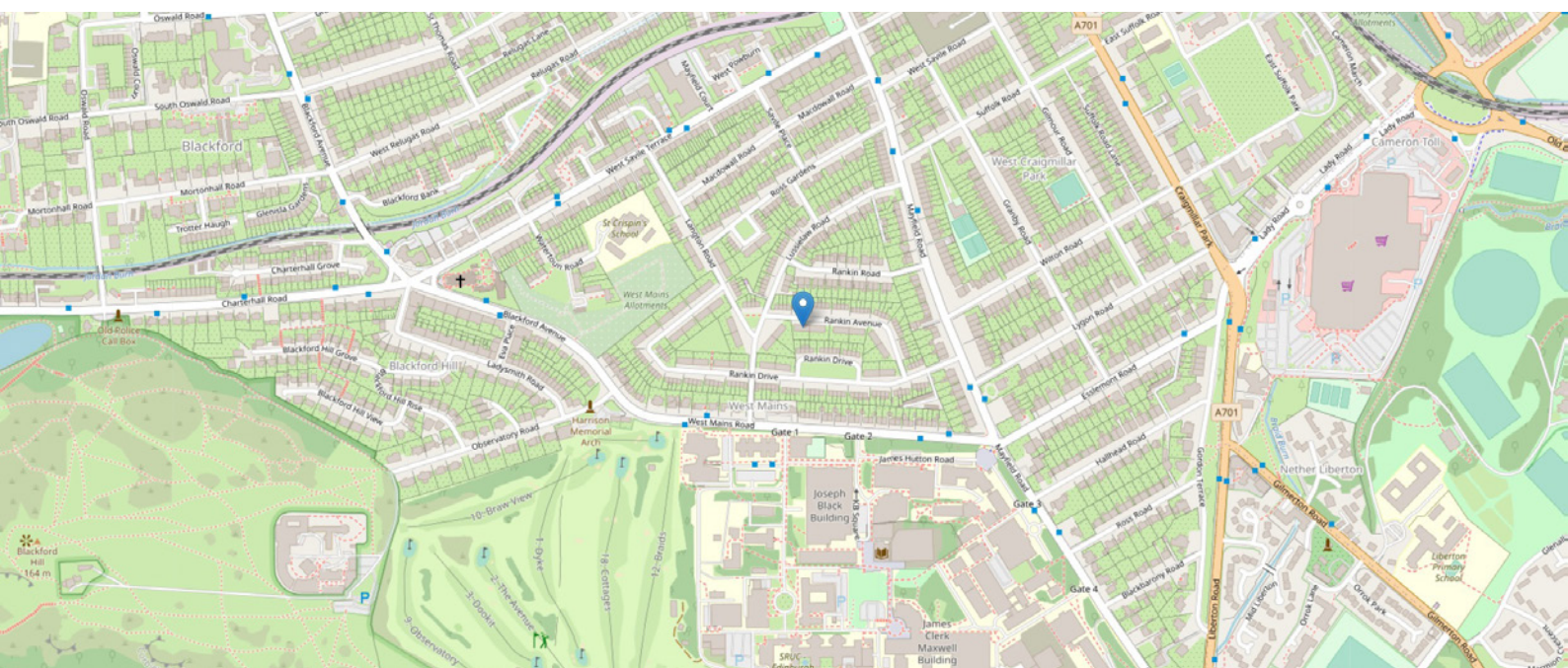


Approximate Dimensions (Taken from the widest point)

Living Room	4.90m (16'1") x 3.90m (12'10")
Kitchen	2.90m (9'6") x 2.50m (8'2")
Bedroom 1	3.60m (11'10") x 2.90m (9'6")

Bedroom 2	4.20m (13'9") x 3.80m (12'6")
Bathroom	2.30m (7'7") x 2.25m (7'5")

Gross internal floor area (m²): 70m²
EPC Rating: C



THE LOCATION

Blackford is a desirable residential area just over 2 miles to the south of the city centre. There are local shopping facilities on your doorstep with neighbouring Morningside and nearby Bruntsfield offering a wide variety of coffee houses and eateries, independent shops, a luxury cinema, theatres, banks, a library, and various supermarkets including Waitrose and M&S.





The Cameron Toll shopping centre has a number of High Street names, as well as a Sainsburys supermarket. Hermitage of Braid and Blackford Hill Local Nature Reserve are in walking distance, offering pleasant walks, hikes, and breath-taking panoramic views across Edinburgh. For golfers, Craigmillar Park Golf Club is within easy walking distance. There is a good range of bus services providing quick and easy access to the city centre and other parts of the city and the motorway network is easily accessible. The property is in the catchment area for the excellent Sciennes Primary School and James Gillespie's High School. There is also easy access to prestigious private schools and Edinburgh's top universities.



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