

43 Rannoch Road

CLERMISTON, EDINBURGH, EH4 7EJ



This two-bedroom semi-detached house enjoys an elevated position with a large west-facing front garden



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McEwan Fraser is delighted to present this two-bedroom semi-detached house to the market. The property enjoys an elevated position with a large west-facing front garden, an enclosed rear, and a large driveway. Internally, the bright airy accommodation is split over two levels comprising: a dual-aspect living room; an impressive contemporary kitchen/diner; two well-proportioned double bedrooms; and a stylish modern shower room. Excellent storage is found throughout including attic space. The property also benefits from gas central heating and double glazing.

THE LIVING ROOM



Accommodation is focused on a dual-aspect living room that enjoys fantastic levels of natural light and is finished with quality laminate flooring. The proportions in the living room offer flexibility and will give the new owner plenty of scope to create their ideal entertaining space.

THE KITCHEN/DINER



The generous kitchen/diner runs the width of the property and comprises a full range of base and wall-mounted units that are topped with contrasting work surfaces. There is ample prep and storage space, an integrated hob and double oven, and space for further freestanding appliances.





The first floor of this charming property offers two spacious double bedrooms, a modern shower room, and a convenient attic space. As you climb the stairs, you will reach the landing that leads to the different rooms. The first bedroom is a bright and airy room with stunning views of the surrounding area. It has ample space for a large bed and other furniture pieces to suit your needs. The second bedroom is also a good-sized double with plenty of room for your belongings. The shower room is partially tiled and features a white suite with a large walk-in shower. The attic is a great bonus space that can be used for extra storage.

THE SHOWER ROOM



BEDROOM 1

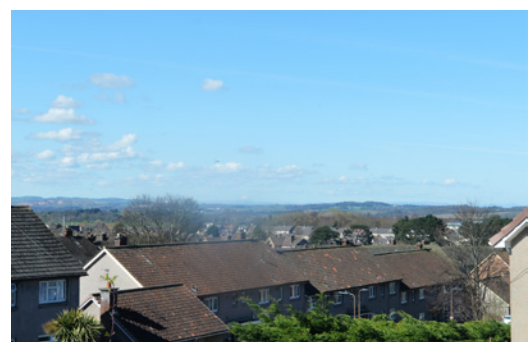


BEDROOM 2

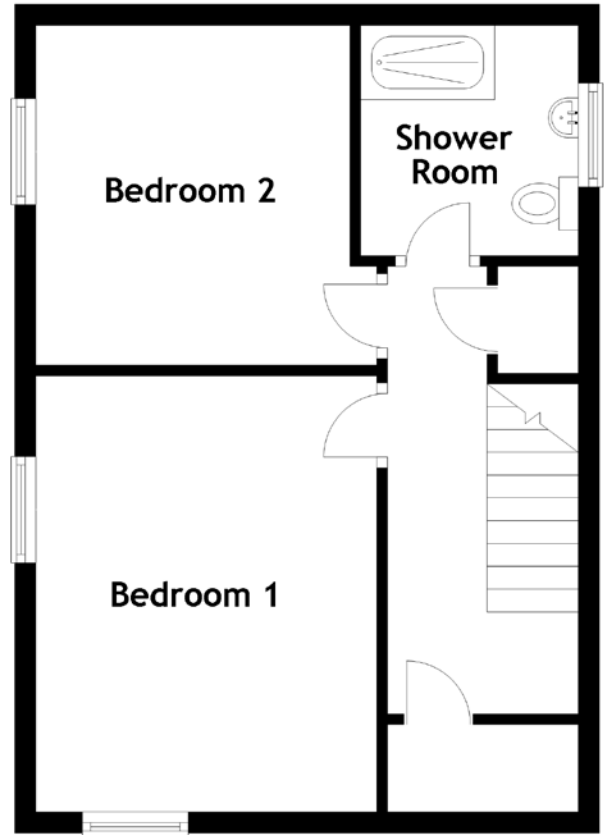
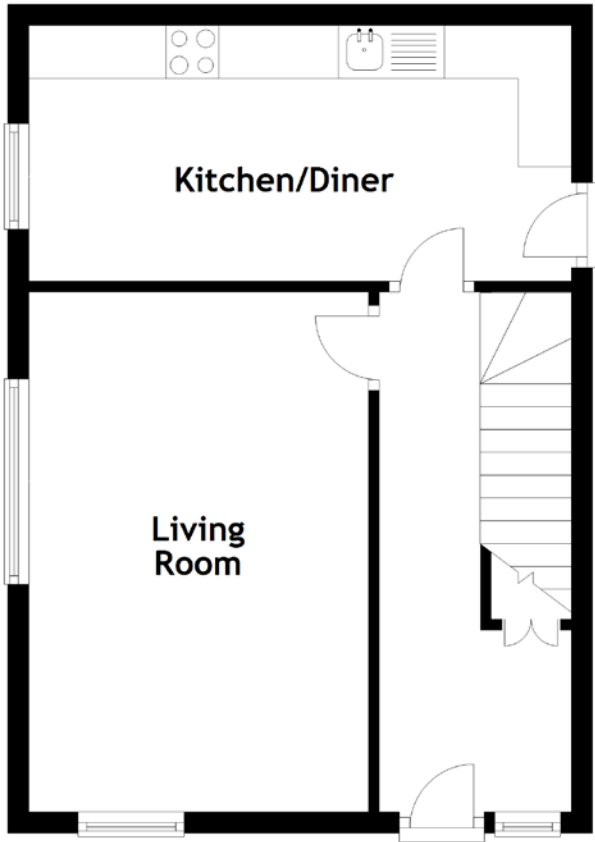


Externally, the house features a large driveway and a low-maintenance front garden that is laid to decorative chips, adding to its curb appeal. The enclosed and landscaped rear garden is accessible from the kitchen and has a patio with steps which lead to a large raised artificial grass lawn, and further steps taking you to a lovely sunny deck that is perfect for relaxing or entertaining.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

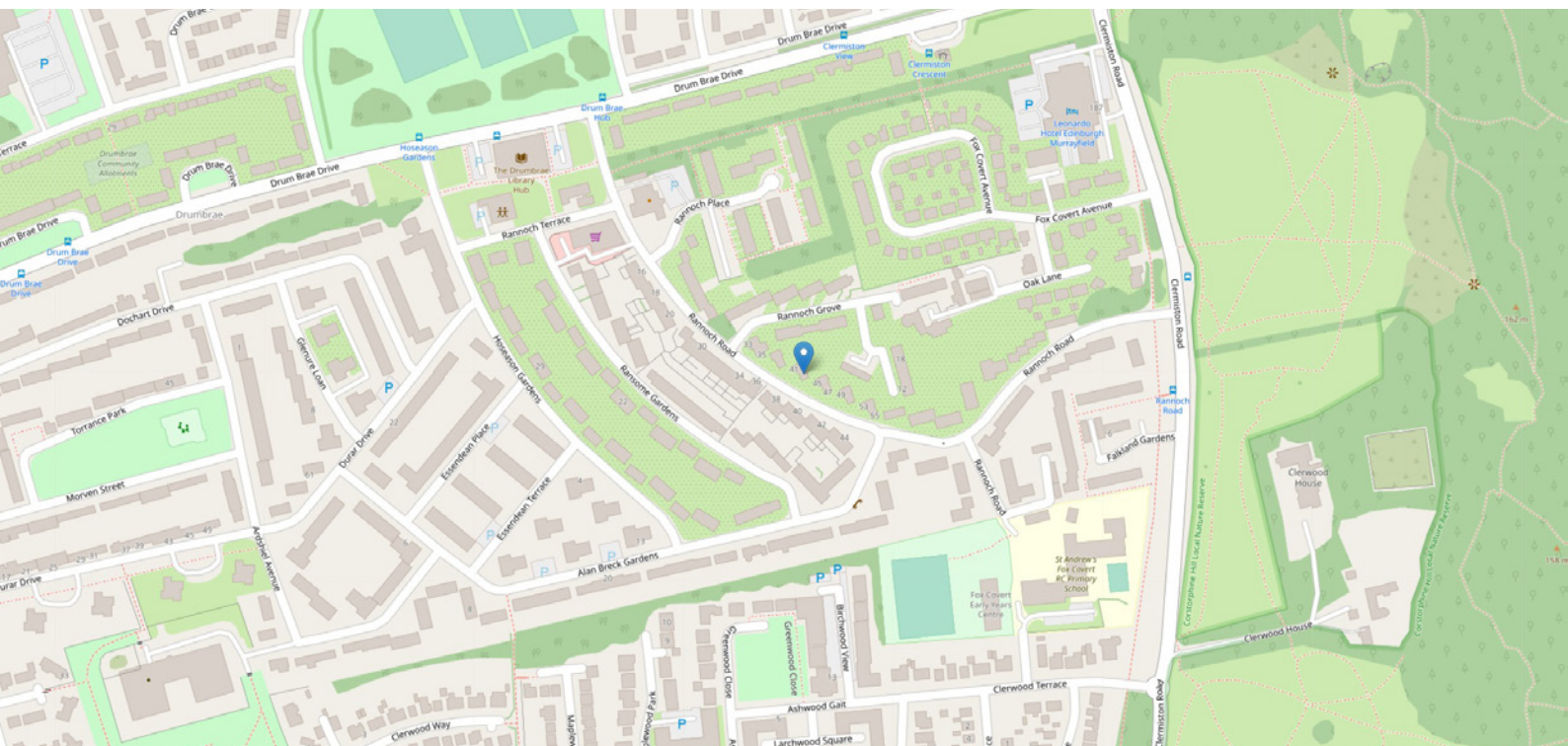


Approximate Dimensions (Taken from the widest point)

Living Room 4.90m (16'1") x 3.20m (10'6")
 Kitchen/Diner 5.11m (16'9") x 2.41m (7'11")
 Shower Room 2.17m (7'1") x 1.90m (6'3")

Bedroom 1 4.07m (13'4") x 3.22m (10'7")
 Bedroom 2 3.22m (10'7") x 3.20m (10'6")

Gross internal floor area (m²): 78m²
 EPC Rating: D



THE LOCATION

Clermiston is a much respected, well-established residential district situated on the west side of Edinburgh. There are excellent local shops and amenities that provide all the normal daily requirements. More extensive shopping is available at the Gyle Shopping Centre and Hermiston Gait which are only a short drive away.





Nearby Corstorphine is considered to be one of Edinburgh's best-served shopping centres and provides a wide choice of facilities as well as all the usual banking, building society and Post Office services. Leisure and recreational opportunities in the area abound and include the Drumrae and David Lloyd Leisure Centres, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drumrae Library and Community Hub.

Links to the major trunk routes in Scotland, the M8 and Glasgow and the M9 to the north are just a few minute's drive away. There are also good bus links making the property within easy reach of many places including Princes St and The Gyle as well as a direct link to Edinburgh airport with the airport bus stopping across from the property.

Local schools for the area include Clermiston and Fox Covert Primary Schools with The Royal High and Craigmount High School at secondary level.



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