



**20 RANKIN DRIVE
NEWINGTON
EDINBURGH
EH9 3DE**

**OFFERS OVER
£380,000**

 **CONNELL & CONNELL WS**
SOLICITORS AND ESTATE AGENTS

**SUPERB AND
SPACIOUS END
TERRACED FAMILY HOME
WITH PRIVATE GARDENS
AND LOCATED IN A
POPULAR AREA CLOSE
TO EXCELLENT
LOCAL AMENITIES**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

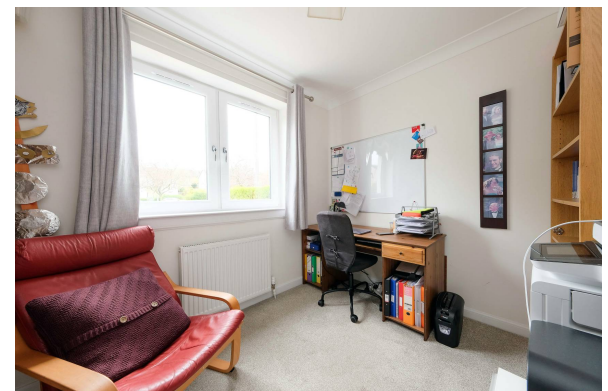
Stylish, spacious and thoughtfully extended end terraced villa in the popular neighbourhood of Newington / Grange south of the City Centre. The area is served by excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre as well as a number of other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaird Retail Park.

Leisure and recreational amenities are plentiful with the Royal Commonwealth Pool and the green open spaces of the Hermitage of Braid, Blackford Hill, The Meadows, Holyrood Park and Craigmillar golf courses all nearby. Other local amenities include the Festival Theatre on Nicolson Street and the Queen's Hall on Clerk Street and the Scottish Parliament.

The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University. There is easy road access to the city bypass with excellent connections to the motorway network heading east on the A1, and to the west to the Queensferry Crossing, Edinburgh International Airport and the central motorway network. There are also regular bus services running to and from the city centre.

Great range of schools in both the state and private sectors are close by and the property is in catchment for the highly regarded Sciennes Primary School and James Gillespie High School.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and extensive storage facilities. The integrated kitchen appliances are included in the sale.



PROPERTY DETAILS

- * Welcoming entrance Hall. Double under stair cupboard. Additional cupboard.
- * Striking Lounge with window to rear overlooking garden. Feature gas log-burner effect stove. Skylight. Shelving.
- * Modern and fully fitted Dining Kitchen with patio door to garden. Integrated induction hob, oven and chimney style extractor hood. Integrated dishwasher. Ample work surfaces with stainless steel sink with drainer and tiled splashback. The fridge and freezer are included in the sale. Windows to side. Space for large dining table and chairs.
- * Utility Room with matching wall and base units. Worksurfaces with matching wall and base units. The washing machine and tumble dryer are included in the sale. Combi boiler. Door to garden.
- * Study / Home Office with window to front.
- * Family Room / Bedroom 5 with window to front with open outlook. Shelving.
- * WC located off the hall with white two-piece suite comprising wash hand basin and WC. Mirror. Extractor.

UPPER FLOOR

- * Upper Hall with attic access hatch leading to partially floored attic.
- * Master Bedroom with window to rear overlooking garden. Extensive built-in mirrored wardrobes with ample hanging space and shelving.
- * En Suite Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Mirrored cabinet. Frosted window to side. Extractor.
- * Two Double Bedrooms with built in wardrobes with hanging space and shelving.
- * Further bedroom with window to front.
- * Partly tiled family Bathroom with white three piece suite comprising bath with electric shower above, wash hand basin and WC. Frosted window to rear.

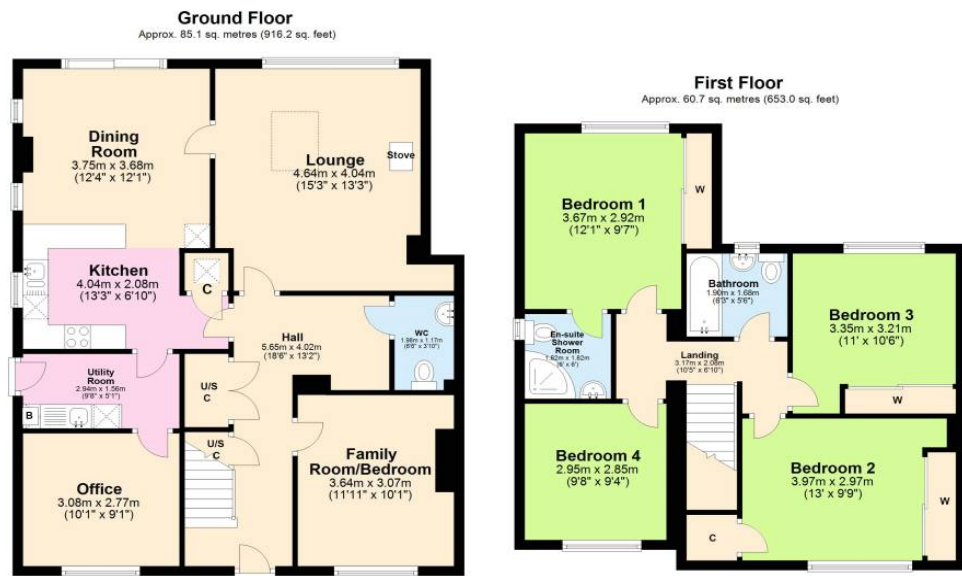
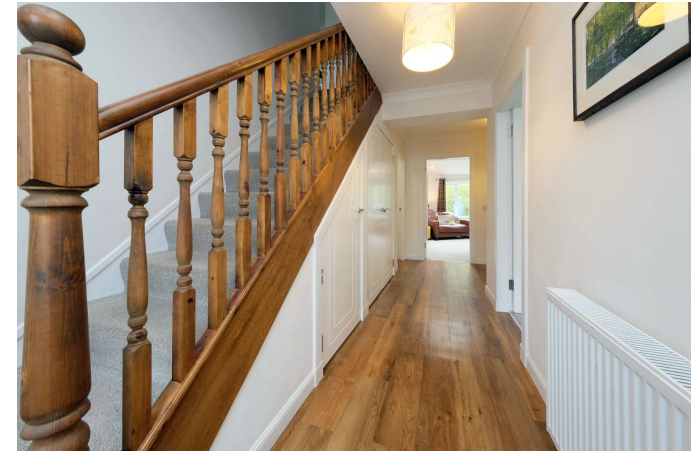


EXTERNAL

A monobloc driveway provides off-street parking. The front garden features a lawn and small patio with space for a bench. The enclosed rear garden features a patio with space for garden furniture and a lawn. The garden shed and storage box are included in the sale. External water tap. External electrical points in the front and rear gardens.

Energy Efficiency Rating: C





Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every effort has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

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