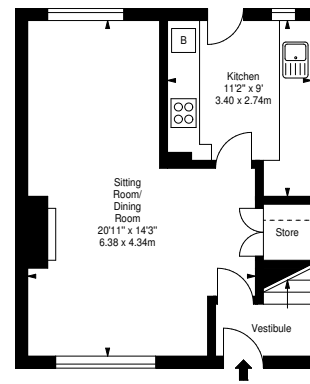




22 Rankin Avenue, Edinburgh, EH9 3DB
Well-maintained two-bedroom mid-terraced villa with garden.

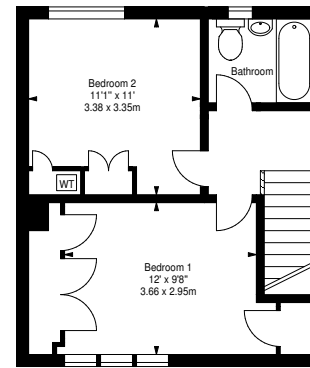
URQUHARTS
EDINBURGH



22 Rankin Avenue,
Edinburgh, EH9 3DB

SquareFoot

Approx. Gross Internal Area
746 Sq Ft - 69.30 Sq M
For identification only. Not to scale.
© SquareFoot 2020



DESCRIPTION

22 Rankin Avenue is an attractive two-bedroom mid-terraced family home, set within garden grounds and has views towards Arthurs Seat. Situated in the popular Newington / Blackford area, the location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas. It has been well-maintained throughout and would suit a range of buyers.

Entrance hall; bright open plan sitting room / dining room with electric fireplace, leading to the kitchen; fitted kitchen with wall & base units and appliances, and direct access to the rear garden; two double bedrooms, both with

built-in wardrobes; and a spacious bathroom. There is also an attic providing additional storage.

ACCOMMODATION

Entrance Hall. Sitting Room / Dining room. Kitchen. Two double Bedrooms. Bathroom. Attic.

Gas Central heating. Double glazing. Unrestricted on-street parking. Private front and rear gardens, with potential to convert the front to create off-street parking.

LOCATION

Newington and neighbouring Blackford are desirable residential areas situated approximately 1½ miles south of the city centre. Local shops cater for everyday needs, and Cameron Toll Shopping Centre with a Sainsbury's supermarket is only a short distance away. The location is convenient for those working or studying at the Edinburgh University campuses, the Royal Infirmary, and the Scottish Parliament. There are plenty of recreational facilities in the area including the Royal Commonwealth Pool, the green open spaces of Holyrood Park, Arthurs Seat, The Meadows, Blackford Hill, and several well-renowned golf courses. Nearby districts of the Marchmont, Bruntsfield,

and Morningside are all within easy reach offering further shops, cafes, restaurants, and bars. Regular buses operate to and from the city centre and surrounding areas, with Waverley & Haymarket Train Stations, and the City Bypass being easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing. Catchment schools include Sciennes Primary School and James Gillespie's High School, and there are several private schools within easy reach include George Heriots, George Watson's College and Merchiston Castle School.

INCLUDED IN SALE

All fitted floor coverings, light fittings, and kitchen appliances. The washing machine is not included.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C

The property has an Energy Rating Category D



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.



Urquharts
Property and Law
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www.urquharts.co.uk