



RALPH SAYER
SOLICITORS & ESTATE AGENTS

121/4 Rankin Drive

Blackford, Edinburgh EH9 3DH

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Exceptionally spacious accommodation is offered by this two bed, first floor flat, forming part of a block of only six, situated in the very popular and highly regarded Blackford area, close to the Royal Observatory and the Kings Buildings.

A southerly facing aspect to the front, creates bright and airy spaces, enhanced by a neutral colour palette. The generous lounge sits to the front with large picture windows flooding the room with light. A door leads onto a large covered balcony catches the morning sun, the perfect place to relax. In the chic grey kitchen, you can enjoy views over the allotments at the breakfast bar. Ample fitted cupboards, provide excellent storage and work surfaces. Both of the two double bedrooms, have built-in storage cupboards and there is a bright modern shower room, complete with quadrant enclosure. This flat comes with excellent storage options; there are two external stores, one adjacent to the flat and one on the ground floor.

Property Summary

- Located in highly sought-after Blackford
- Lounge/Dining Room with covered balcony
- Modern fitted Kitchen
- Two double bedrooms with built-in storage
- Stylish shower room
- Excellent storage, including two external stores
- Well maintained communal gardens
- Un-restricted on street parking
- EPC Rating - C | Council Tax Band - C

Home Report Value - £ 225,000







Bright & airy
accommodation,
in the heart of
highly regarded
Blackford





The property benefits from a well maintained communal garden to rear, which borders allotments.

Parking: Unrestricted on-street parking

Extras: all fitted floor covering, light fittings and all kitchen appliances, to be included in the sale.

Let us help you find your next
dream property!



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Birch House
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Balcony



Shared garden & Drying green



Zoopa.co.uk rightmove onTheMarket.com

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



The Royal Observatory with Edinburgh castle in background

Location

The property is situated just off Mayfield Road in a highly sought after residential area lying just South of the city centre. It borders with well heeled neighbours, such as the Grange, Marchmont and Morningside where a wealth of cafés, bars, restaurants and specialist shops can be found. Cameron Toll Shopping Centre is just a short trip away and offers a number of retailers and a Sainsbury's. Leisure pursuits include walks around the Hermitage of Braid and Blackford Hill Local Nature Reserve. The Pentland Hills Regional Park is a short drive away and offers walking, biking, pony-trekking and skiing at Hillend snow sports centre. For the golf enthusiast The Braid Hills and Craigmillar Park Golf courses are within easy reach. For entertainment you have the Church Hill Theatre, the fabulous art deco, independent Dominion Cinema and the Queens Hall in Newington. Schooling is well catered for in the area from primary to secondary level including Sciennes Primary and James Gillespie's High School. Edinburgh University's Kings Buildings is within just 10 minutes walk from the flat. There are regular bus services to the city centre and Edinburgh City Bypass is within easy reach, offering links to the major road networks and Edinburgh International Airport.