



39 Rannoch Road

Corstorphine, Edinburgh, EH4 7EJ

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Offering beautifully presented interiors, with contemporary fixtures and fittings and crisp-white décor throughout, this semi-detached house in desirable Corstorphine accommodates three/four bedrooms, two/three reception areas, a dining kitchen, and two bathrooms. Furthermore, it enjoys well-maintained front and rear gardens and a private driveway.

You are welcomed into the home by an inviting vestibule flowing through to a hall with useful under-stair storage, setting the tone for the interiors to follow with neutral décor and wood-styled flooring. To the left of the hall lies a living room, offering a spacious footprint for arrangements of lounge furniture and featuring double doors leading through to a conservatory, where a versatile space is provided for various different uses and a door affords access to the garden. Neighbouring the living room is a newly fitted kitchen, fitted with a wide range of contemporary, gloss-white wall and base cabinets, gleaming marble worktops, and attractive splashback tiling. Integrated appliances comprise an oven, a combination oven, a gas hob, and an extractor fan, whilst space is provided for freestanding and undercounter appliances, and provision is made for a dining table and chairs. The kitchen is supplemented by a useful pantry/utility area with external access. Completing the ground floor accommodation are a newly installed shower room and a versatile room which could be utilised as a third reception area or a fourth bedroom, if desired. This generous space has east-facing French doors, capturing morning sun and opening onto the garden.

Features

- Semi-detached house in Corstorphine
- Beautifully presented, contemporary interiors
- Entrance vestibule and hall with storage
- Elegant living room
- Spacious, versatile conservatory
- Contemporary dining kitchen with adjoining utility/pantry
- Generous sitting room/fourth bedroom
- Three further double bedrooms
- Ground-floor shower room
- Stylish family bathroom with rainfall shower
- Well-maintained front and rear gardens
- Private front driveway
- Gas central heating and double glazing
- EPC Rating - C





“Spacious, versatile conservatory, contemporary dining kitchen with adjoining utility/pantry and a generous sitting room/fourth bedroom”







On the first floor, a landing with built-in storage leads to the remaining three bedrooms, all well-proportioned doubles. The tranquil sleeping areas all continue the immaculate presentation of the preceding accommodation with crisp-white décor and wood-styled flooring. Finally, a newly fitted bathroom comprises an L-shaped bath with a rainfall shower and a glazed screen, a basin set into storage, a WC, and a towel radiator, all enveloped by marble-inspired tiling. Gas central heating (with new radiators) and double glazing ensure year-round comfort and efficiency.

Externally, the home is accompanied by a colourfully planted front garden and a rear garden, with the latter offering a manicured lawn and a spacious patio for outdoor seating and barbecues. A private front driveway provided useful off-street parking.

Extras: All window coverings, light fittings (the chandelier above the staircase will be replaced with a different fitting), and integrated kitchen appliances will be included in the sale.

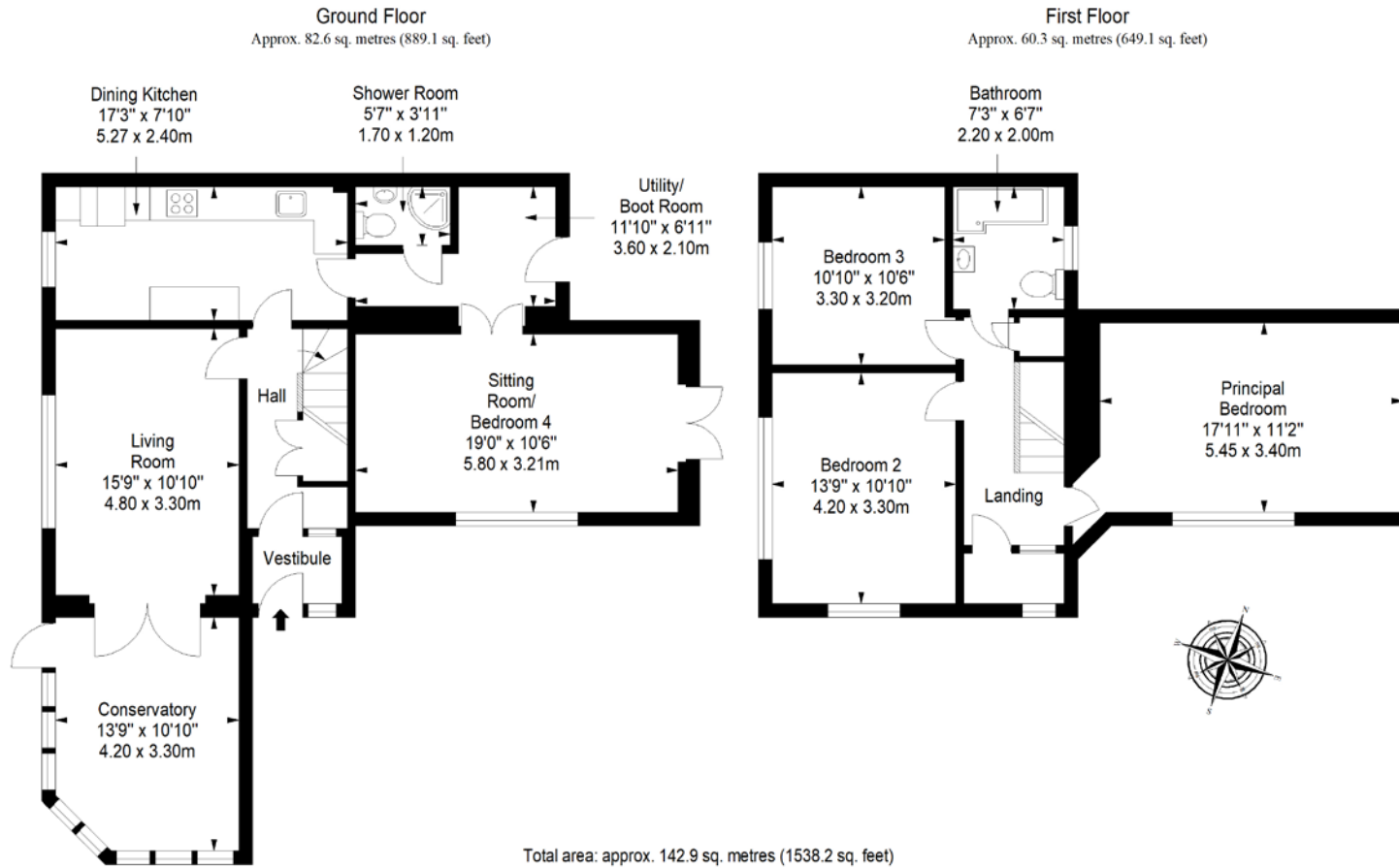
Area

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessed.





Floorplan



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