



41 Rankin Drive
Newington, Edinburgh
EH9 3DF



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This desirable two-bedroom end-terraced house enjoys tasteful modern interiors, a private driveway, and beautifully landscaped gardens that are enclosed and south-facing to the rear, with a spacious garden office providing a tranquil home working retreat. The property will certainly appeal to professionals and young families, offering a leafy residential setting within easy walking distance of Cameron Toll shopping centre and Blackford Hill nature reserve, and, by day/night buses, the city centre and Newington's vibrant array of bars, restaurants, and cultural attractions. Local schools include Sciennes and St Peter's primaries, James Gillespie's and St Thomas of Aquines RC high schools.

The inviting home sits behind attractive planting, overlooking a public green dotted with mature trees. Once inside, a practical vestibule flows through to a spacious dual-aspect reception room providing dedicated zones for relaxation and seated dining, with the latter being a suntrap that leads onto the rear garden – perfect for entertaining all year round! This convivial space also offers useful built-in storage and direct access to a south-facing kitchen opening onto the garden. The kitchen's stylish crisp-white cabinetry is framed by statement metro tilework. Neatly integrated goods comprise a double oven, a five-ring gas hob with a feature hood, a dishwasher, and a washing machine/tumble dryer. A fridge and freezer is included.

Features

- Leafy city location
- Tasteful contemporary interiors
- Appealing end-terraced house
- Entrance vestibule
- Sunny and spacious living/dining room with storage and garden access
- Stylish south-facing kitchen with garden access
- Two large bedrooms with storage
- Bright bathroom with shower-over-bath
- Lovely landscaped gardens, south-facing and enclosed to the rear
- Detached garden office
- Private driveway
- Gas central heating and double glazing





“Spacious living/dining room and garden access and a stylish kitchen with garden access”







Upstairs, accessed from a bright landing with storage, are two carpeted bedrooms of a good size, benefiting from plentiful fitted wardrobes and high-set windows creating pleasant seclusion. Finally, a bright, chicly-tiled bathroom boasts a classical suite including a shower-over-bath. The property is kept warm and efficient by gas central heating and full double glazing.

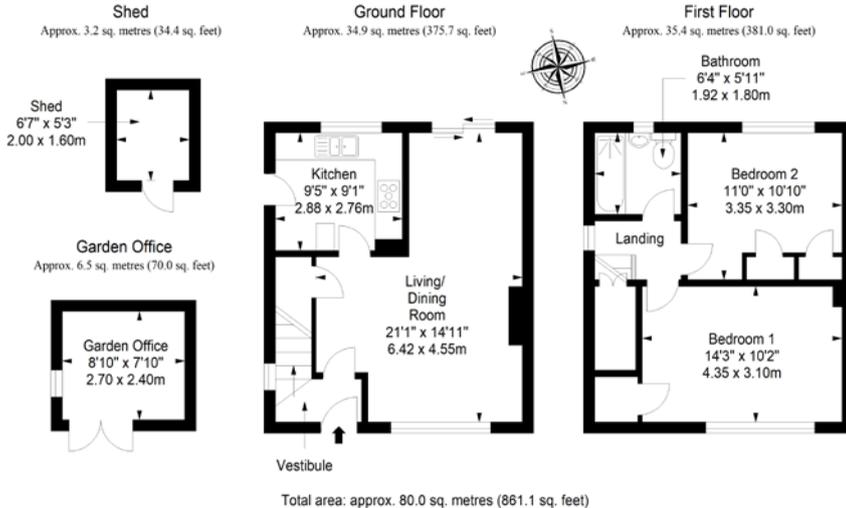
Outside, to the front, lies a private driveway and tiered plant beds - a thoughtfully landscaped feature that continues in the enclosed rear garden. This south-facing haven enjoys a large seating terrace, a shed, and an insulated timber-clad garden office with electrics. The rear garden has gated access to the front and Rankin Drive provides additional unrestricted on-street parking.



The Area

Located on the south side of the capital, approximately two miles from the city centre, Newington offers an array of housing options, from traditional tenements to grand villas, suiting every stage of life, and is popular with students due to its fantastic proximity to The University of Edinburgh campuses. This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe. This is heightened further during the summer months, when the area is transformed into the beating heart of the Edinburgh Festival Fringe. Newington is also home to a wealth of cultural attractions, namely the Festival Theatre, the Queen's Hall and Summerhall multi-arts complex. Residents enjoy access to an eclectic mix of independent shops, express supermarkets and high-street retailers along Nicolson Street and South Clerk Street, with more extensive shopping facilities available at Cameron Toll Shopping Centre. Newington is within the catchment area for well-regarded schools and is served by comprehensive public transport links travelling across the city, day and night.

Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

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EPC Rating - C | Council tax band - C | Home report Value - £295,000

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