



**lindsays**

**14 Rankin Road**  
Edinburgh, EH9 3AW

*"A deceptively spacious house situated in a quiet street in the highly regarded area of Newington"*

- Sitting room
- Dining room
- Lounge/family room
- Breakfasting kitchen
- Four double bedrooms
- Family bathroom
- Shower room
- Gas central heating
- Double glazing
- Garage & driveway

EPC Rating D

**OFFERS OVER £450,000**



## Description

A deceptively spacious house situated in a quiet street in the highly regarded area of Newington. This superb property enjoys stunning views of Arthurs Seat and the Salisbury Crags, and offers a flexible family home in a sought after location. The property benefits from a garage and monoblock driveway to the front, a fully enclosed garden to the rear and large cellar. In brief the accommodation comprises; sitting room with window to the front, dining room, lounge/family room, modern fully fitted breakfasting kitchen with door to the rear, large dual aspect master bedroom, three further double bedrooms, family bathroom with four piece suite and shower room.

## Area

Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are also in abundance. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.

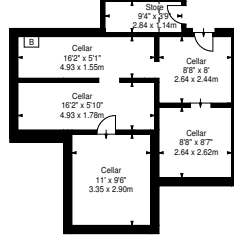
## Viewing

By appointment contact [Lindsays propertyadmin@lindsays.co.uk](mailto:Lindsays.propertyadmin@lindsays.co.uk)

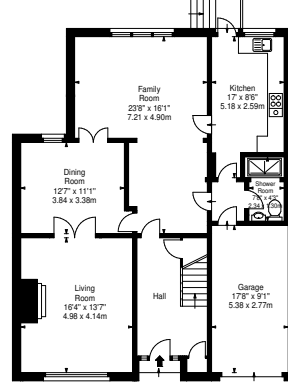


Rankin Road,  
Edinburgh, EH9 3AW

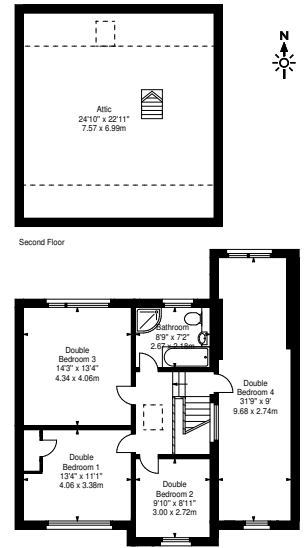
Approx. Gross Internal Area  
2410 Sq Ft - 223.89 Sq M  
(Including Lower Ground Floor)  
A/c: Approx. Gross Internal Area  
569 Sq Ft - 52.86 Sq M  
Garage  
Approx. Gross Internal Area  
164 Sq Ft - 15.24 Sq M  
For identification only. Not to scale.  
© SquareFoot 2021



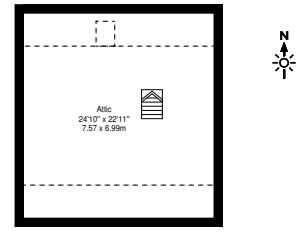
Lower Ground Floor



Ground Floor



First Floor



Second Floor

T: 0131 229 4040 E: [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.