



63 Ellen's Glen Loan  
Liberton, Edinburgh, EH17 7QN

CALL US ON 0131 447 4747



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- Entrance vestibule.
- Reception hall with storage.
- Cloakroom/WC.
- Attractive living room with feature fireplace & box bay window.
- Open Access to dining room with patio doors to rear garden.
- Breakfasting kitchen with appliances.
- Upper landing with storage & access to attic.
- Main double bedroom with fitted storage.
- Further double bedroom.
- Single bedroom with fitted storage.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Split level garden to rear with raised patio area
- Mature, well maintained garden to front and side along with garden shed.
- Allocated parking space.
- Private garage.
- Well-maintained communal grounds.



## GENERAL DESCRIPTION

A rarely available three bedroom semi-detached villa situated in a quiet modern development in the highly regarded Liberton district of the city, a short journey to the south of Edinburgh City Centre and close to an excellent range of local amenities. The property would make an ideal purchase for a young family.

## RESIDENCE ASSOCIATION

There is a resident's association in place for the maintenance of all the communal grounds within the development. The annual charge for this is £120.

COUNCIL TAX BAND	D.
TRAIN STATION	APPROXIMATELY 4 MILES TO EDINBURGH WAVERLEY TRAIN STATION.
AIRPORT	APPROXIMATELY 13.8 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 600 METRES.

## LOCATION

Liberton is a popular area in the south of the city which is mainly residential. There are extensive walks nearby in the Burdiehouse Valley Burn Nature Reserve, along the burn, through the woodland and open grassland, ideal for dog walkers. There are a good range of golf clubs and leisure facilities in the vicinity, including Gracemount Leisure Centre & Liberton Golf Club. There are local shops nearby, including an Aldi & Morrisons a few minutes' walk away, together with Inchpark Medical Practice & Toothbox Dental Surgery. Further amenities are available in Cameron Toll Shopping Centre or Straiton Retail Park which provide a wide range of supermarkets and other retail outlets. The area has reputable state schools at primary & secondary level and the property is in the catchment for Liberton Primary & Liberton High Schools, with excellent transport links to George Heriot's, George Watsons & ESMS available nearby. The property is also ideally located for Edinburgh University and the Royal Infirmary. Regular bus services run along the main road with convenient travel links to the city centre. There is easy access onto the city bypass and the motorway network beyond.

EXTRAS:  
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, FREEZER, AND WASHER/DRYER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE GARDEN SHED WILL ALSO BE INCLUDED IN THE FOR-SALE PRICE.





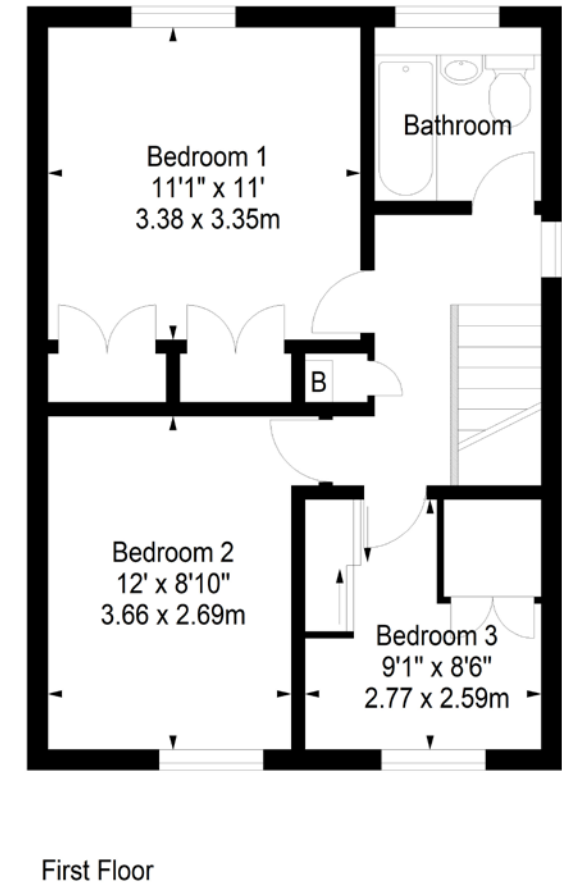
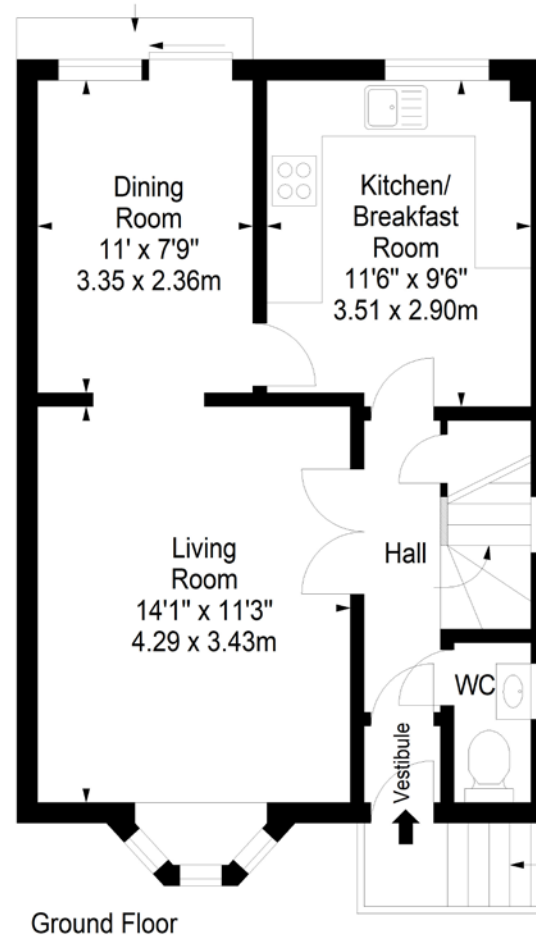
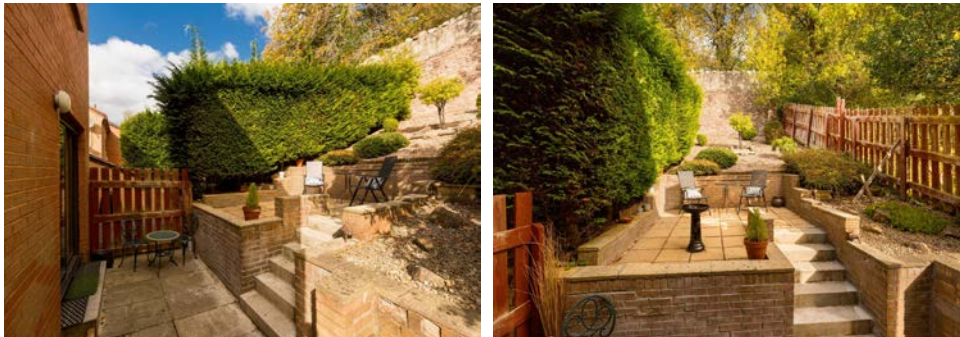


ENERGY PERFORMANCE  
CERTIFICATE RATING C

**Ellen's Glen Loan,  
Edinburgh,  
Midlothian, EH17 7QN**



Approx. Gross Internal Area  
932 Sq Ft - 86.58 Sq M  
For identification only. Not to scale.  
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76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.