35/1 Ellangowan Terrace

Liberton, Edinburgh, EH16 5TD
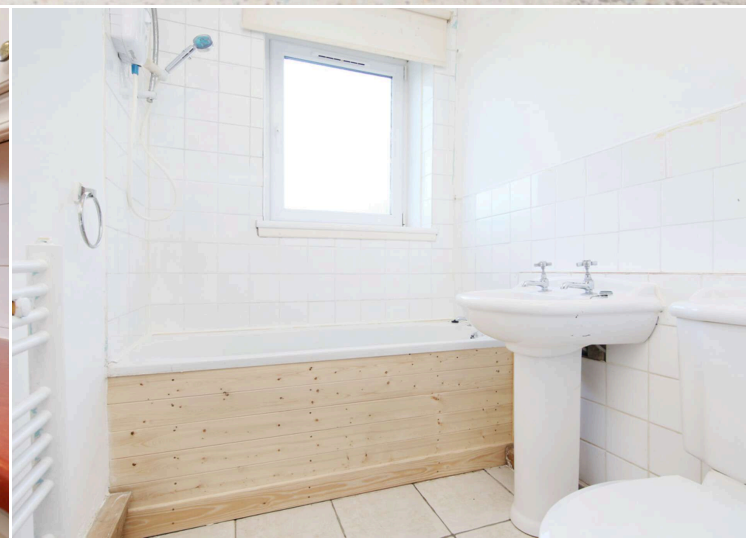
Appealing 3 bedroom ground floor flat located in the popular & convenient area of Liberton.

- Sitting/dining room
- Kitchen/breakfast room
- 3 double bedrooms
- Bathroom
- Great storage
- Area of private garden to the rear
- Unrestricted on street parking
- Gas central heating & double glazing
- Popular & convenient location

Offers Over: £165,000

EPC Rating: C

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

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About the Property

This property is ideal as either a private home or a buy to let flat and benefits from an area of private garden to the rear and unrestricted on street parking.

The interior of the property is bright and well proportioned and although it requires some upgrading and modernisation it offers great potential to create a spacious, versatile home.
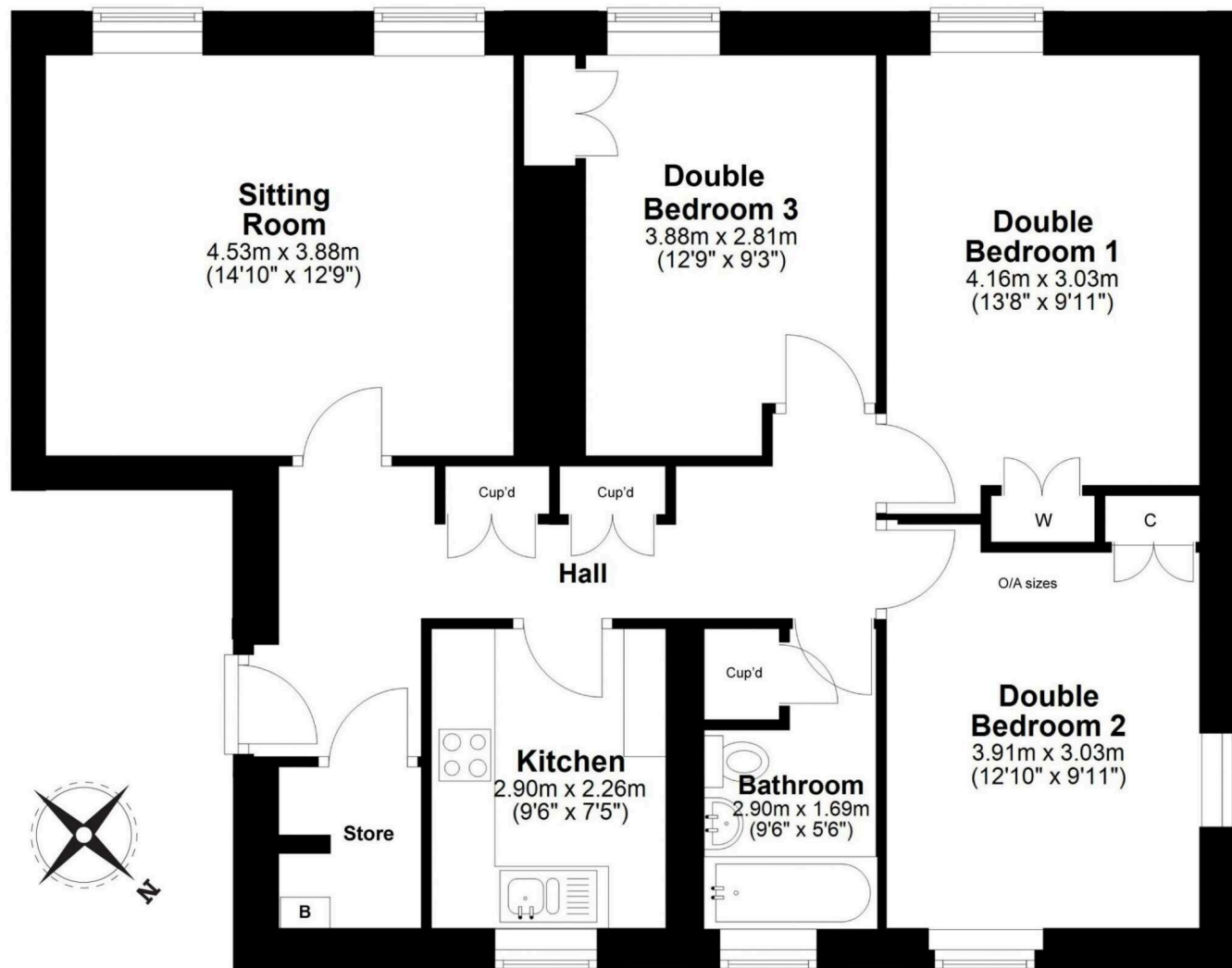
Extras

All fitted floor coverings, light fittings, fridge/freezer, cooker, extractor hood and washing machine are included in the sale price. No warranties given.

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Total Area: 89.0 m² ... 957.5 ft²

All measurements are approximate and for display purposes only

Sitting Room
4.53m x 3.88m
(14'10" x 12'9")

Double Bedroom 3
3.88m x 2.81m
(12'9" x 9'3")

Double Bedroom 1
4.16m x 3.03m
(13'8" x 9'11")

Cup'd

Cup'd

Hall

W

C

O/A sizes

Cup'd

Double Bedroom 2
3.91m x 3.03m
(12'10" x 9'11")

Store

B

Kitchen
2.90m x 2.26m
(9'6" x 7'5")

Bathroom
2.90m x 1.69m
(9'6" x 5'6")

N

Ground Floor

Location

Liberton lies to the south of the city centre where there is a good range of local shopping and banking facilities at nearby Cameron Toll and additional shopping facilities at Straiton Retail Park. The city centre is easily accessed by car or bus, approximately twenty minutes away, and the Royal Infirmary, Sick Children Hospital and the University of Edinburgh's King's Buildings are also nearby. Excellent road links are provided by the City Bypass giving access to Edinburgh International Airport, the Queensferry Crossing, the Scottish Borders and East Lothian. Excellent schooling is represented in both the state and private sector.

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