

**Home**  
SALES & LETTINGS



30 Ellen's Glen Road  
Liberton  
EDINBURGH, EH17 7QP

# Home

SALES & LETTINGS

30 ELLEN'S GLEN ROAD

# LIBERTON



FOUR



TWO



GARAGE

CLOSE TO PARKS

TOWNHOUSE

OPEN CONCEPT

SERENE SETTING









01 → **4 BEDROOMS**

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02 → **LAUNDRY ROOM**

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03 → **SUN-SOAKED**

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04 → **FRESHLY DECORATED**

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05 → **GARAGE AND GARDENS**

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# MAIN LEVEL



**LIVING/DINING ROOM**

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**NEWLY INSTALLED KITCHEN**

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**CLOAK-ROOM**

Step into a beautifully open-concept main floor where the living, dining, and kitchen areas flow together with effortless elegance.

As you step into the living and dining area the expanse of the open-plan invites you to unwind, connect, and make it your own.

The connection between the living, dining, and kitchen creates an effortless flow that marries function and aesthetics.

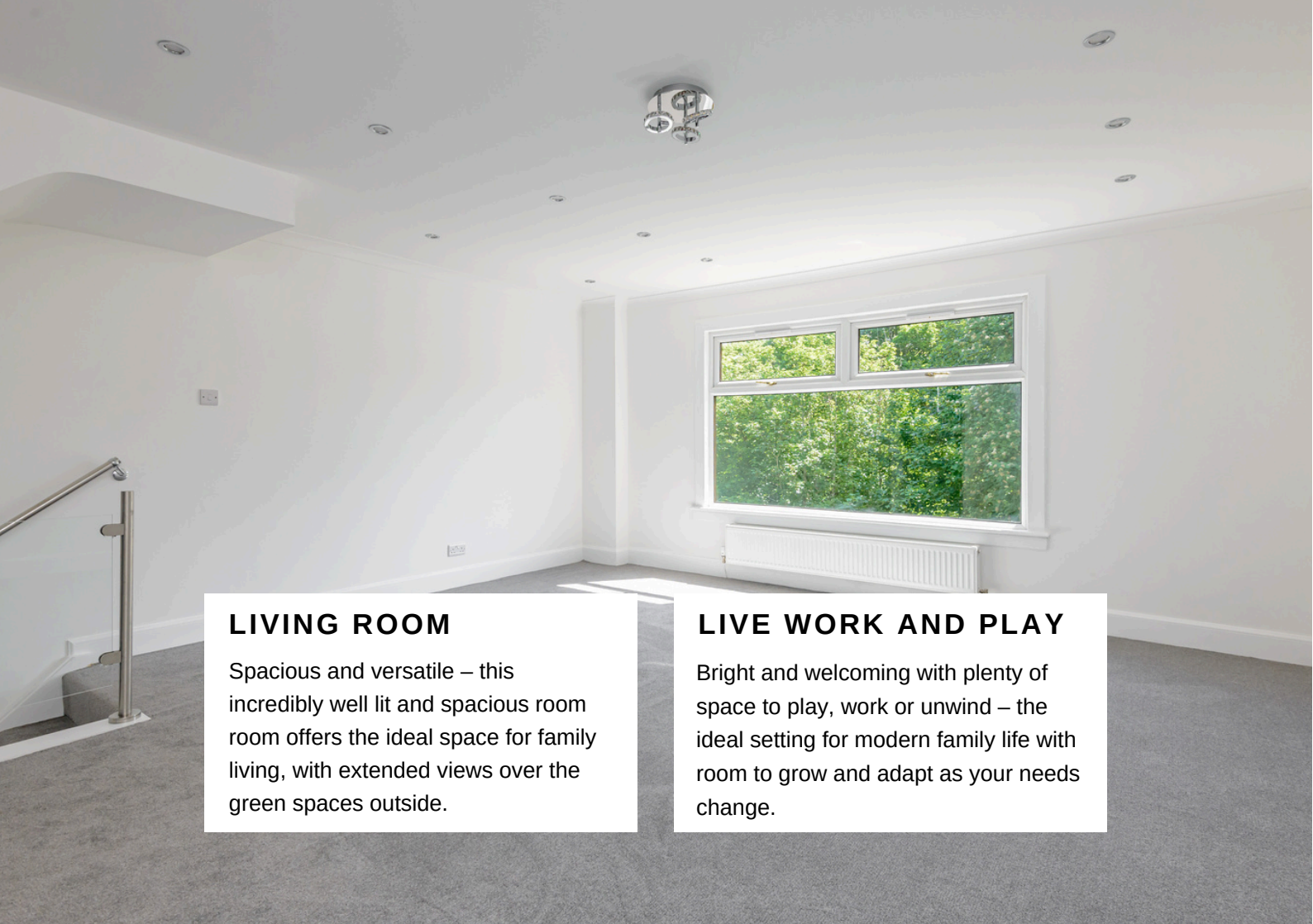
You will also find a cloak-room on this floor level for added convenience.







→ KITCHEN



## **LIVING ROOM**

Spacious and versatile – this incredibly well lit and spacious room offers the ideal space for family living, with extended views over the green spaces outside.

## **LIVE WORK AND PLAY**

Bright and welcoming with plenty of space to play, work or unwind – the ideal setting for modern family life with room to grow and adapt as your needs change.



# UPPER LEVEL

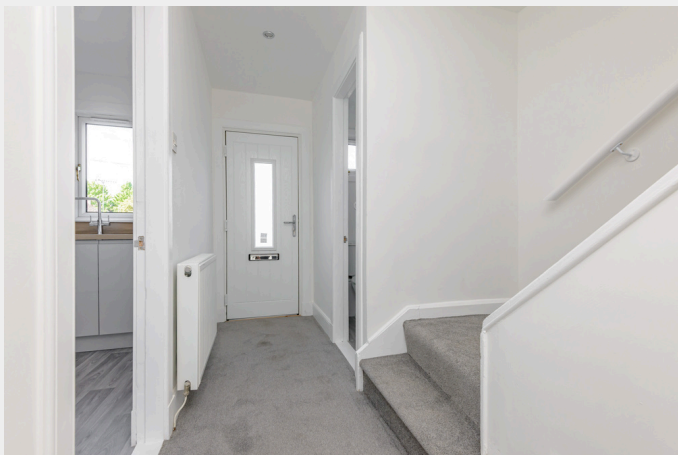
Upstairs, you will find three well-proportioned bedrooms and a smart family bathroom. Each room enjoys natural light and privacy, perfect for growing families or those needing flexible home-working space.

Step into the primary room, where timeless charm fills the air. The built in wardrobes are a welcome feature.

This space warmly welcomes you to discover moments of tranquility in every corner.

*house goals*







On the lower level, a fourth bedroom offers versatility – ideal as a guest suite, playroom or quiet home office. This floor also features internal access to the garage, a dedicated laundry room, and access to the rear garden.

The garden is an easy-care haven, ideal for morning coffees or weekend pottering, and it opens out onto an expansive shared green space with mature trees and the soothing sound of the nearby river. It is a setting that is truly rare in the city – peaceful, safe, and rich in wildlife.

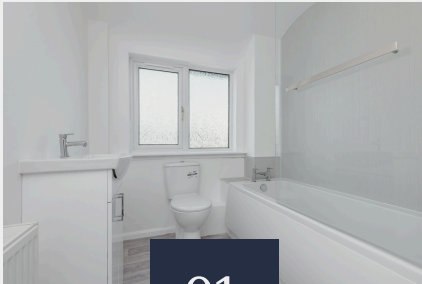
*house goals*





# What Makes This Property Special

## OUR FAVOURITE FEATURES



01

**SPACIOUS AND NEWLY  
INSTALLED BATHROOM  
WITH ELECTRIC SHOWER**



02

**PRIVATE GARDEN  
OPENING OUT ONTO  
SERENE SETTING**



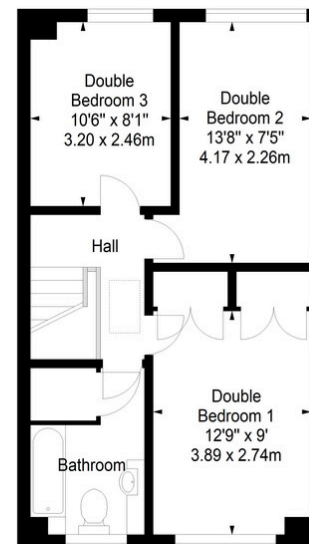
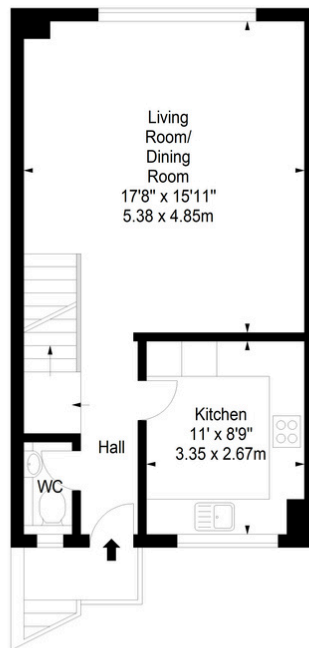
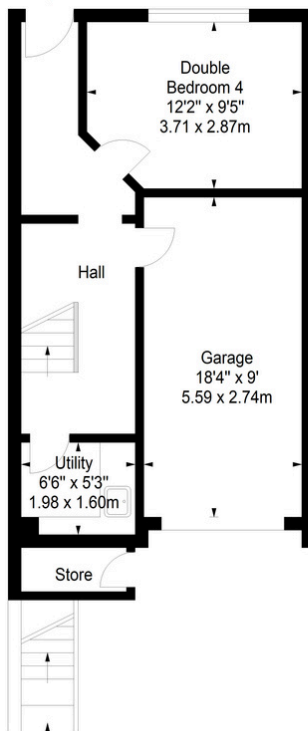
03

**BRAND NEW APPLIANCES  
THAT MAKE COOKING  
DINNER A BREEZE!**

Ellen's Glen Road,  
Edinburgh,  
Midlothian, EH17 7QP



Approx. Gross Internal Area  
1404 Sq Ft - 130.43 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2025



First Floor

# LIBERTON



## AREA STATS



 WALK SCORE



 BIKE SCORE



 TRANSIT SCORE



## GOOD EATS

O'NOIR  
★★★★★

MARKS  
★★★★★

NIJO  
★★★★★



## AREA GOODS



7 MINUTES  
CAMERON  
TOLL



5 MINUTES  
MORRISONS  
SUPERMARKET



8 MINUTES  
A-FOODS



## SCHOOLS

EDINBURGH  
MONTESSORI  
ARTS SCHOOL

LIBERTON HIGH  
SCHOOL

DUNEDIN  
SCHOOL





## Discover 30 Ellen's Glen Road

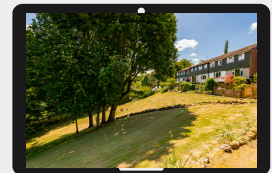
This beautifully updated townhouse blends space, comfort and nature – a rare chance to enjoy family life in a peaceful green setting, just minutes from the city. With its flexible layout, private garden and access to stunning shared grounds, it is a home ready for modern living and future memories.

## Vendor Statement

“We bought this home to raise our family somewhere green, safe and peaceful. It felt like a calm escape, yet close enough to the city for school, work and everything we needed. Our children grew up with freedom to explore and play outside – it has been a very special place to live.”

*step inside*

Preview the  
residence through  
this property film



FOR MORE PHOTOS + VIDEO TOUR VISIT  
HOME SALES AND LETTINGS

Home  
SALES & LETTINGS

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