



32/2 Ellen's Glen Loan
LIBERTON | EDINBURGH | EH17 7QN


warners
solicitors & estate agents



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Nestled adjoining open idyllic woodlands in the heart of a nature reserve yet conveniently close to excellent amenities, quick transport links and the Royal infirmary is this spacious ground floor apartment. Now requiring modernisation this property has the potential to make an outstanding home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright open plan lounge/kitchen with generous dining and living space, a large double bedroom and the property is completed by a shower room. Externally there is a well-kept communal garden.

- Ground floor apartment neighbouring nature reserve
- Now in need of modernisation
- Welcoming hallway
- Bright open plan lounge/kitchen
- Large bedroom
- Shower room
- Gas central heating
- Well-kept communal garden

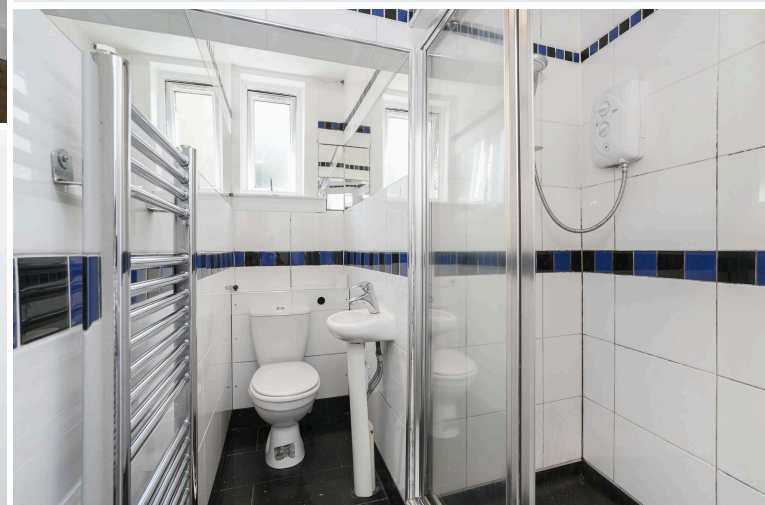
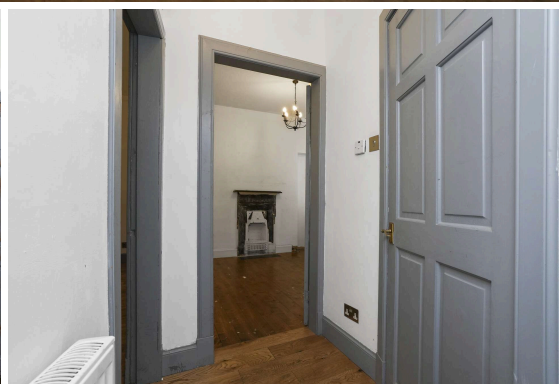
Council tax B, EPC D. No factor fee associated with this property.

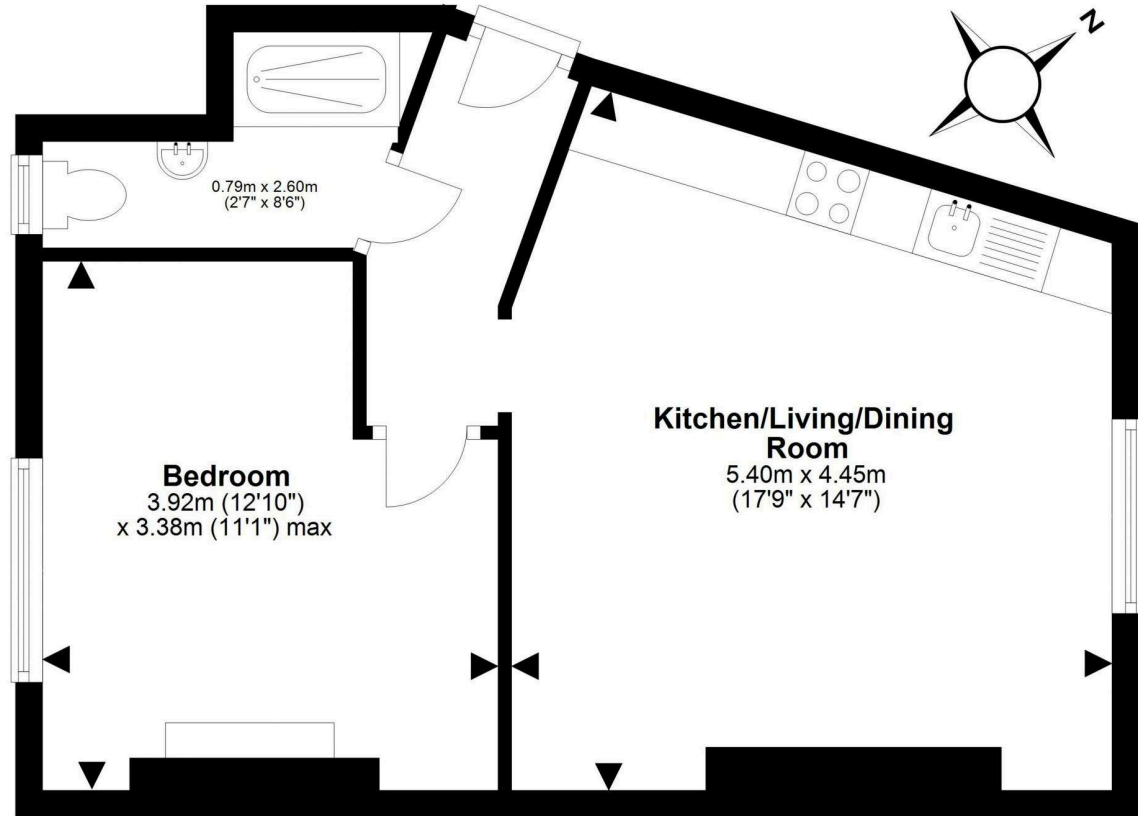
Property can be sold as seen with all fixture, fittings and kitchen appliances (fridge and washing machine) included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Liberton is a sought-after suburb to the south, approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsburys within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas, with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and the main motorway networks





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.