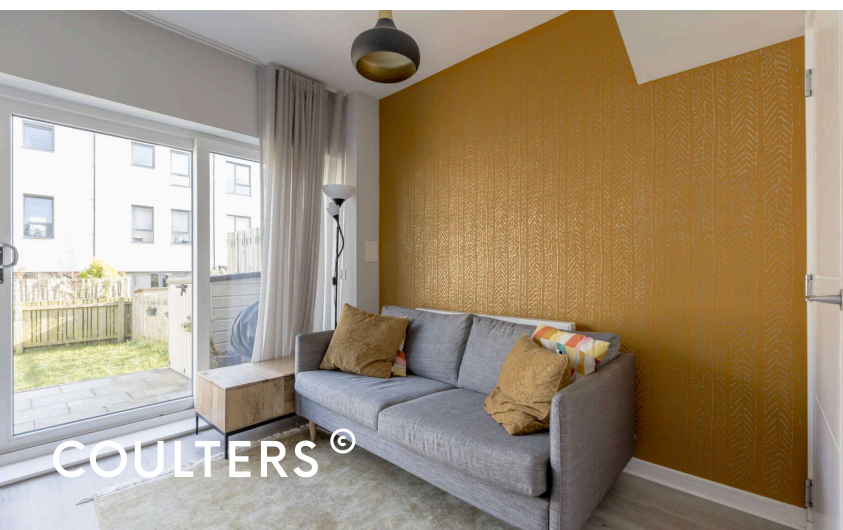
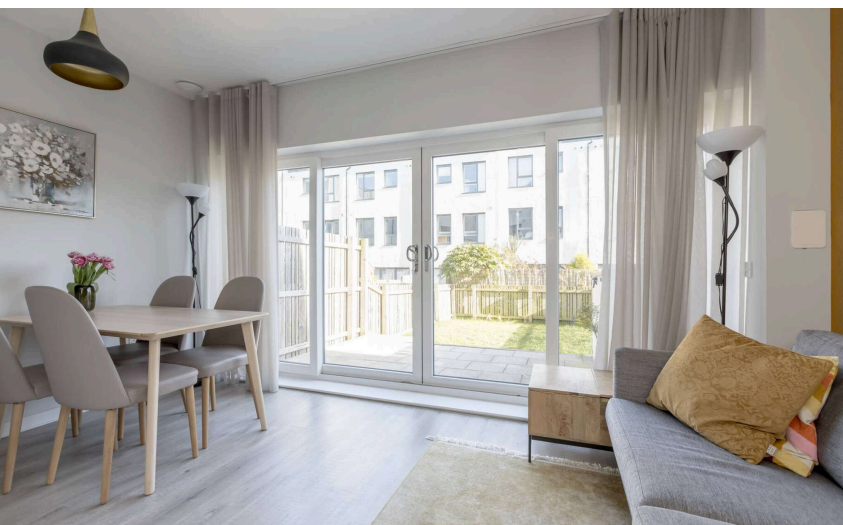


COULTERS[©]

23 ELLIS DRIVE

LONGSTONE, EDINBURGH, EH14 2AE

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

23 Ellis Drive is a smart, well presented townhouse offering stylish, sophisticated accommodation over three beautiful floors. The property forms part of an attractive modern development in Longstone, to the west of the city centre and has views towards the Pentland Hills. The home is highly energy efficient and benefits from being part of a district heating scheme within the development, which provides all homes heating and hot water, of which the heating is controlled internally by Hive.

The front door opens onto the entrance area with storage cupboard, which in turn leads onto a contemporary open plan sitting / dining / kitchen area which creates the heart of the home for all of the inhabitants to congregate. There are separate spaces for lounge and dining areas, in addition to a stunning sleek kitchen, fitted with wall and base mounted cabinetry and contrasting worktops. The integrated appliances comprise: electric hob, extractor hood, oven and fridge/freezer. The room is flooded with natural light, provided by patio doors which open onto the rear garden.

At ground level there is also a practical WC / utility room with plumbing for a washing machine and tumble dryer.

KEY FEATURES



Beautifully presented modern townhouse.



Private south east facing rear garden.



Quietly positioned within an exclusive and residential development



EPC Rating - B



Three bright double bedrooms with fitted wardrobes.



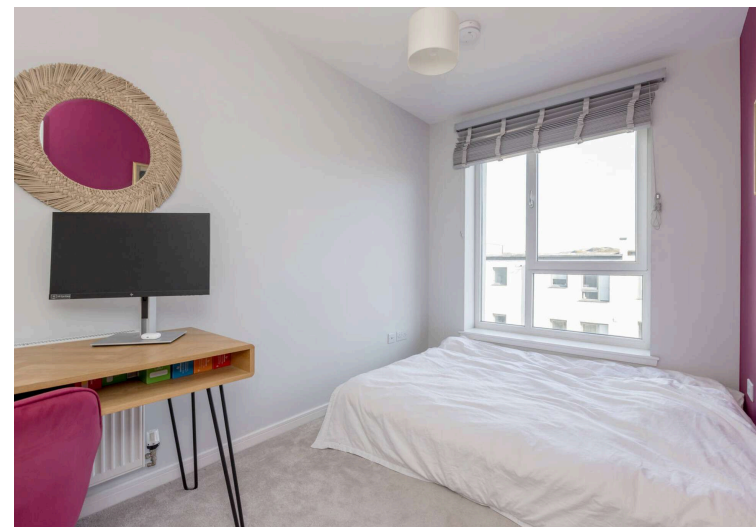
Unrestricted on street parking.



Energy efficient home, forming part of a district heating scheme.



Council Tax Band - E



On the first floor is a beautifully presented sitting room (with Juliette balcony) and the principal double bedroom which benefits from an en-suite shower room. On the second floor (top) are two further double bedrooms. All three bedrooms have fitted wardrobes and soft carpet underfoot. The family bathroom completes the internal accommodation (with bath, WC and wash hand basin).

Externally there is a private south east facing garden, mainly laid to lawn with a patio area. Unrestricted parking is available within the development.





THE LOCAL AREA

This property is situated within the Longstone area of the city, approximately four miles south-west of the city centre. The property is ideally placed for local shopping, transport, educational and recreational facilities. Just 15 minutes away by bus or tram, and just over a mile from the City Bypass. So you can be in the city whenever you need to - and get away from it just as quickly. Local shopping is within walking distance and there is a late closing supermarket. The Gyle Shopping Centre with its major outlets can be easily accessed by car or public transport. Local secondary and primary schools are within walking distance, plus an Edinburgh Napier University campus, Edinburgh College campus and Heriot Watt University are in the vicinity, along many recreational facilities such as Kingsknowe Golf Course and local bowling clubs along with many delightful walks and bike rides provided by the Water of Leith and Union canal path network. Edinburgh Park and Slateford train stations are easily accessible, as is Edinburgh International airport.



EXTRAS

All blinds, carpets and integrated kitchen appliances will be included in the sale. Please note that the washing machine, tumble dryer and shed will not be included in the sale.

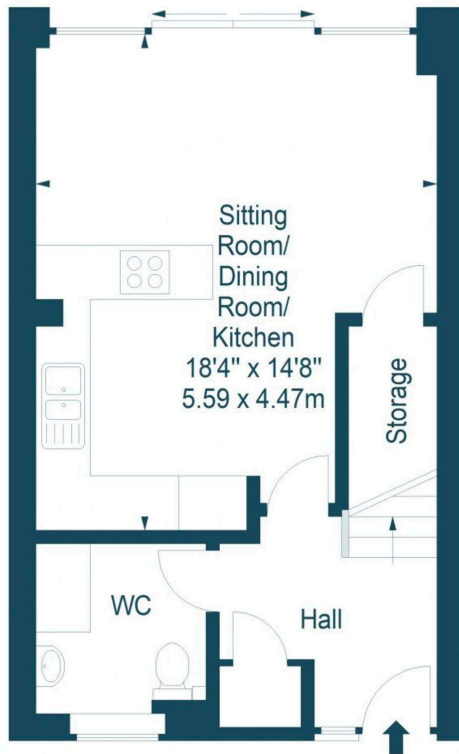
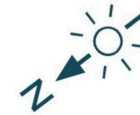
The factors are RMG Ltd and the annual factoring fee is £75 per year.



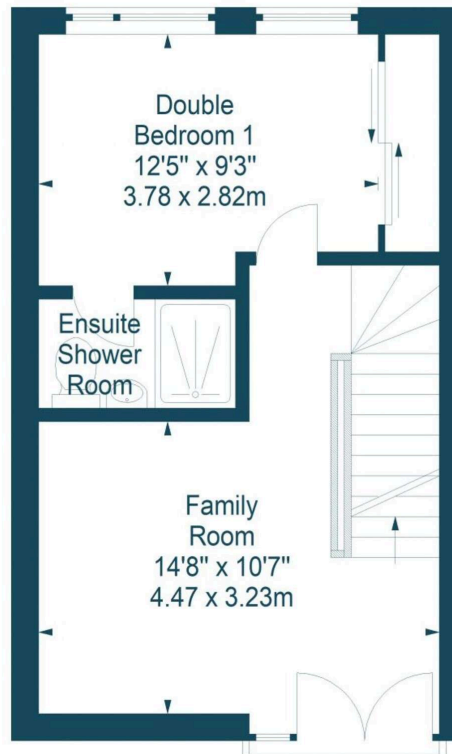
Ellis Drive, EH14 2AE



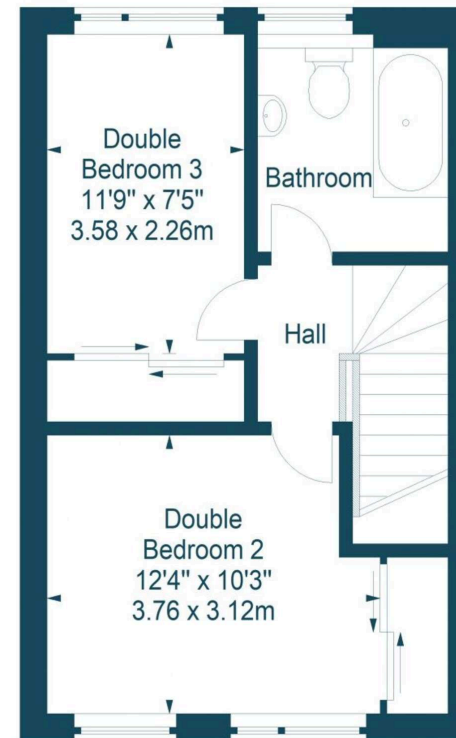
Approx. Gross Internal Area
1116 Sq Ft - 103.68 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



Second Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.