



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

Beautifully presented three-bedroom terraced house with integral garage on the ground level. It has scope for the garage to be converted and extended into additional accommodation subject to the appropriate consents. Boasting a rear southerly aspect, this fantastic family home has the advantage of easily maintained private gardens and a pleasant leafy outlook. It also benefits from a modern Viessman combi boiler (still within the warranty period) and is fully double glazed with modern UPVC double glazing.

The accommodation comprises:

- Welcoming entrance hall with American oak flooring
- Recently fitted downstairs WC in 2025, with wash basin with vanity unit, coat hooks and storage
- Well-equipped fitted kitchen with cream shaker style units, laminate worktops with a breakfast bar area and appliances including a range cooker, dishwasher, washing machine and fridge freezer
- Spacious rear facing living / dining room with picture window with southeasterly open aspect overlooking the shared green; bio fuel fire with decorative surround; deep under stair cupboard
- Upstairs landing with hatch to the partially floored loft
- Two good-sized rear facing double bedrooms



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
Unknown



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- Generous principal double bedroom to the front with pleasant open aspect
- Bathroom fitted with a wall hung wash basin, WC and jacuzzi bath with mains pressure shower over; heated towel rail and built in storage cupboard

Location

The property is located in Liberton on the East side of the Braid Hills and near to Mortonhall. It is a lovely semi-rural setting but still within South Edinburgh. There is a good selection of shops available locally at Liberton Brae, Morrison's off Gilmerton Road and further shopping at Cameron Toll shopping Centre including a Sainsbury's. It is also conveniently placed for Straiton retail park. Local schooling is available in the vicinity of the property within walking distance.

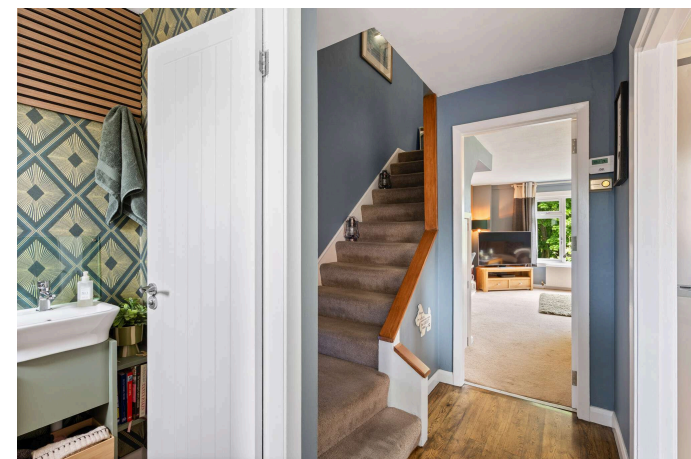
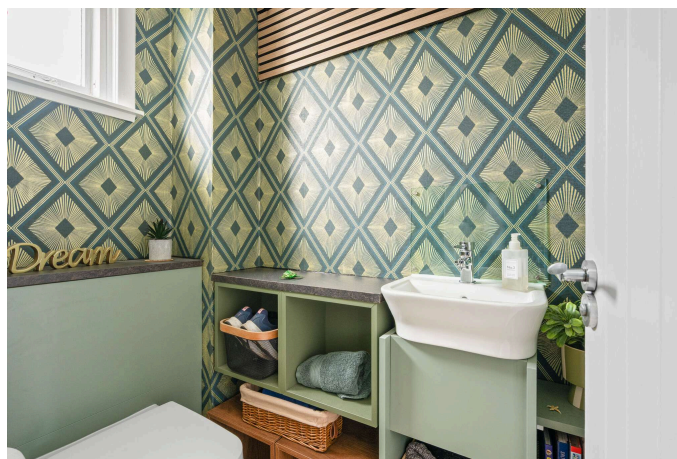
Exterior

Sunny southeast facing rear garden which has a lawn, paved patio, veranda and a gate providing access to the shared green. There is an annual fee of £100 per year which goes towards maintenance / gardening services for the common shared green. This is administered by the treasurer of the residents association.

Extras

The fixed floor coverings, blinds and integrated kitchen appliances are included in the sale.

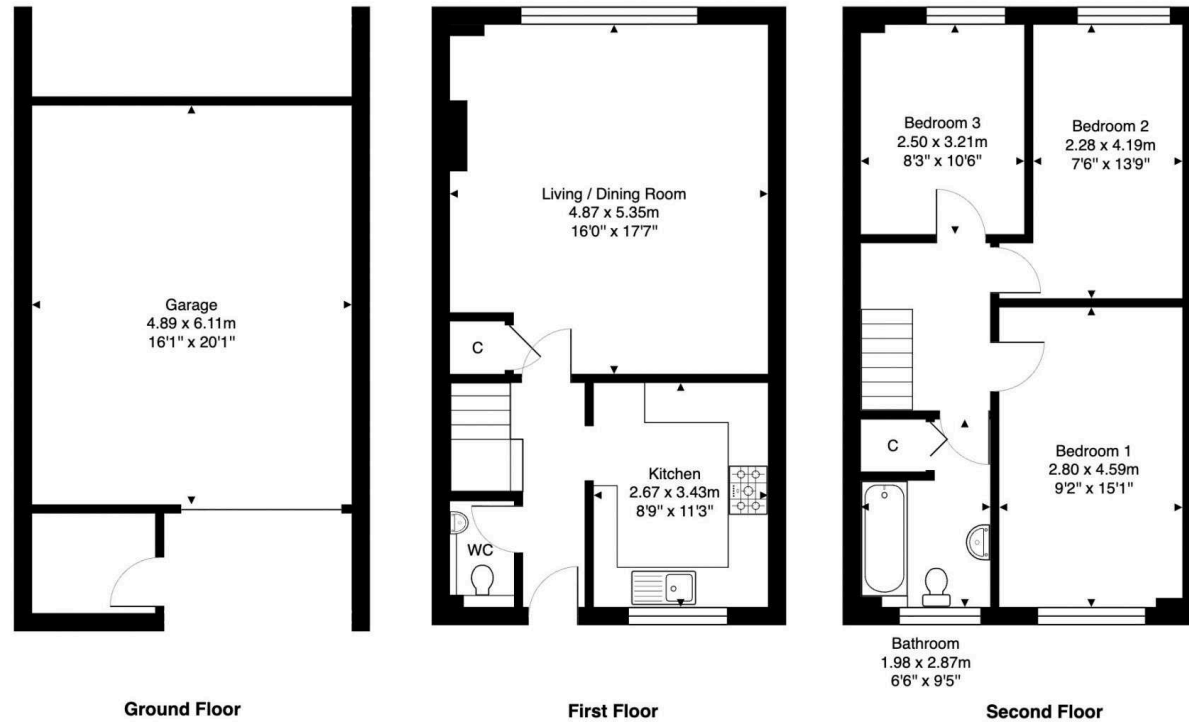
Council tax - Band E







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Total Area: 87.4 m² ... 940 ft² (excluding garage)

All measurements are approximate and for display purposes only.

DMD | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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