



RALPH SAYER
SOLICITORS & ESTATE AGENTS

28 Ellen's Glen Loan

Liberton, Edinburgh, EH17 7QN

28 Ellen's Glen Loan

Enjoying a tucked-away setting in Liberton, this ground-floor flat combines characterful surroundings with bright, well-presented interiors and the ease of single-level living. Local amenities, green space and transport links are all within easy reach, making it an appealing choice for first-time buyers, downsizers and investors.

A vestibule and long hallway lead to a generous living/dining room with a fireplace focal point and a modern fitted kitchen with an external door. There are two well-proportioned bedrooms, including a spacious principal bedroom, served by a bathroom with a three-piece suite. Communal garden grounds and unrestricted on-street parking add everyday practicality.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.



Features

- Ground-floor flat in Liberton
- Private main entrance
- Bright, well-presented interiors in a tucked-away setting
- Vestibule and long hallway
- Generous living/dining room with a fireplace focal point
- Modern fitted kitchen with an external door
- Two well-proportioned bedrooms
- Three-piece bathroom
- Communal garden grounds
- Unrestricted on-street parking
- Gas central heating and double glazing



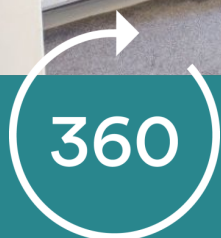




Bright, well-presented
interiors and the ease of
single-level living







[Click here
for a virtual tour](#)



Liberton, Edinburgh

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh.

The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping.

Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond.

Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.

Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

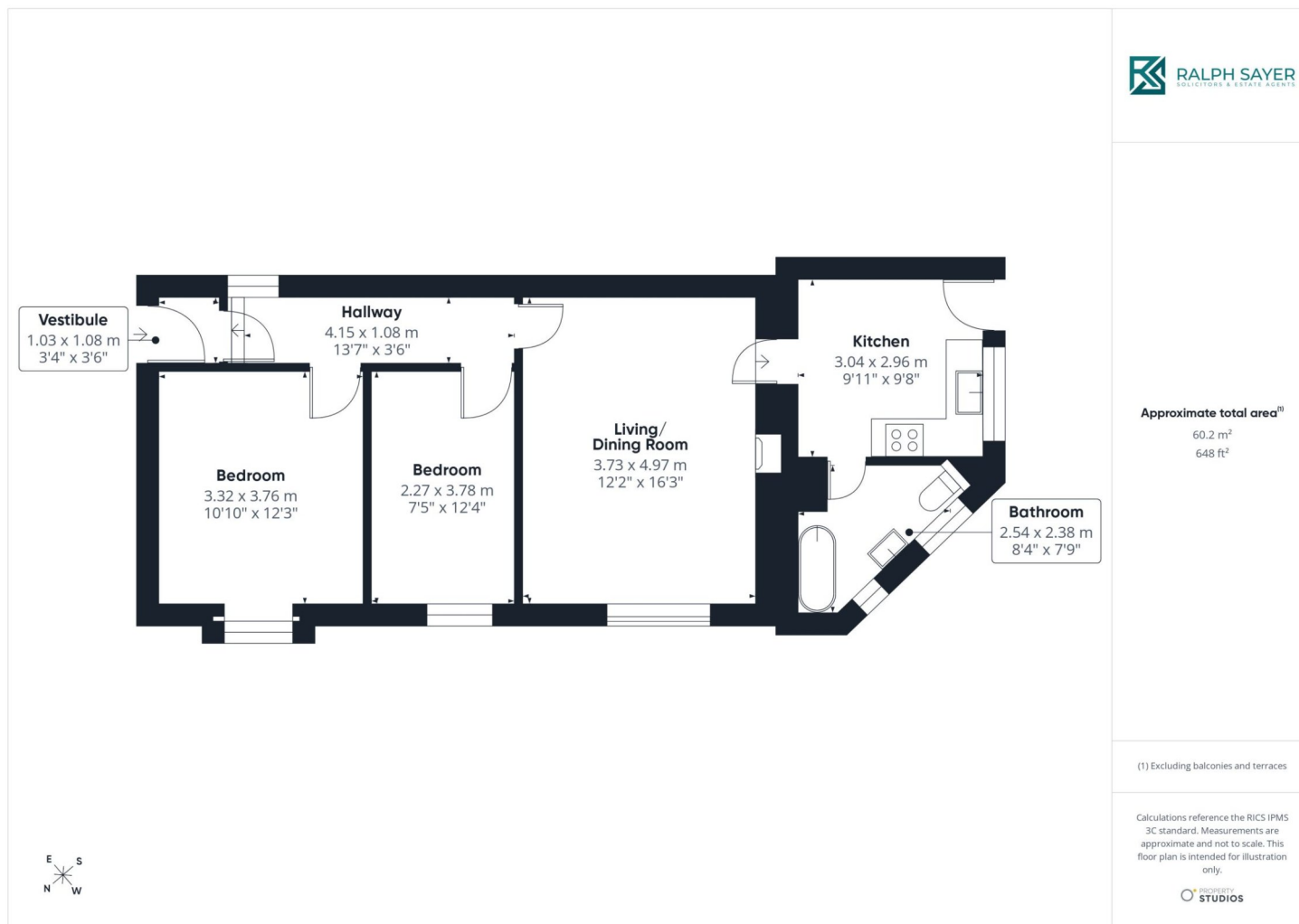


Zoopa.co.uk rightmove OnTheMarket.com

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



Council Tax Band:
C

EPC Band:
C

Home Report Value:
£180000