



GILSON GRAY

LAW • PROPERTY • FINANCE

36 ELLEN'S GLEN ROAD

Liberton, Edinburgh, EH17 7QP



MID-TERRACED TOWNHOUSE IN LIBERTON

This mid-terraced house is situated in Liberton and offers spacious accommodation over three floors, including four bedrooms, a family room, a modern kitchen/diner/lounge, a shower room, and a WC, in addition to private outdoor space.

The home's main entrance is at ground-floor level and opens into a hallway with a useful WC. Straight ahead, you step into the first reception area: a spacious living room with plenty of room for a choice of furniture. The room is illuminated by a large southerly facing window framing leafy views, and further benefits from neutral décor, a tasteful accent wall framing a fireplace, and modern wood-styled flooring. From here, stairs lead down to the lower-ground floor and into a fantastic open-plan kitchen, dining room, and lounge area, with ample space provided for both a dining table and chairs and an additional casual sitting area. The room also benefits from a characterful exposed brick feature wall, a southerly-facing aspect with a leafy outlook, and wide French doors opening onto a decked terrace. The kitchen comprises a selection of contemporary, gloss-cream cabinets and spacious woods-styled worktops. An external front entrance also features here.

Returning to the ground floor, you will find one of the home's four double bedrooms, offering potential for various different uses. The first floor is home to the remaining three bedrooms, two of which are accompanied by built-in storage, and a shower room comprising a walk-in enclosure with a rainfall showerhead, a basin set into storage, a WC, and a chrome towel radiator.

Externally, in addition to the rear decked terrace, the house is accompanied by a low-maintenance front garden and has shared access to the 1/3 acre enclosed communal garden area. Unrestricted on-street parking is available on Ellen's Glen Road.

Extras: Integrated appliances comprising an oven, hob, and extractor hood will be included in the sale, as well as a TV in the kitchen/dining room. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Mid-terraced townhouse in Liberton
- Arranged over three floors
- Entrance hall with WC
- Large family room
- Open-plan kitchen/dining/lounge
- Four double bedrooms
- Modern shower room
- Rear decked terrace
- Low-maintenance front garden
- Communal garden area
- Unrestricted on-street parking

EPC RATING:

C

COUNCIL TAX BAND:

E

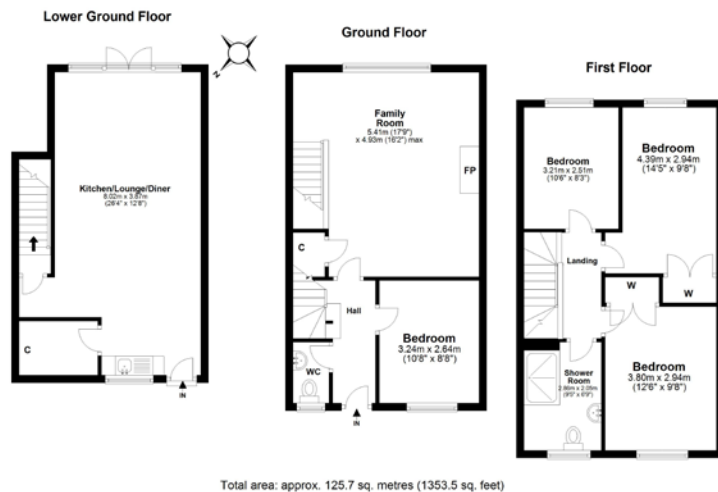
VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

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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.



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