










Fixed Price

**£349,000**

## 16 Ellis Drive

Longstone | Edinburgh | EH14 2AE

A fantastic opportunity has arisen to acquire this outstanding three bedroom townhouse quietly positioned within an exclusive and residential development in the ever-popular district of Longstone. Offering spacious and flexible accommodation over three levels while being situated close to excellent amenities and commuting links, the property is perfectly designed to suit modern family life.

-  3 beds
-  2 public
-  2 bathroom
-  Private garden
-  Allocated residents parking
-  EPC Band - C
-  Council Tax Band - E

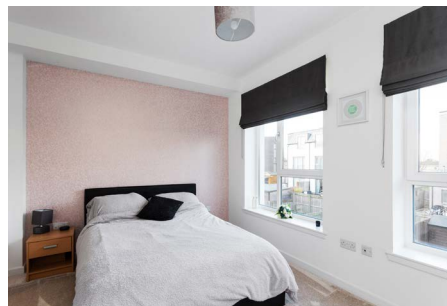


## Description

Internally, the property has been completed to a superb standard and is presented in true turn-key condition while briefly comprising of; inviting entrance hallway with cloak cupboard, stylish open-plan lounge/kitchen/diner with a range of integrated white goods, paneling in splash areas, under-unit lighting, sliding glass doors with garden access and a sizable understairs storage cupboard, two-piece W/C plumbing for utilities, heated towel rail and wall-to-wall mirror, spacious and bright first floor lounge with a dual-aspect and double Juliet balcony, sizable principal double bedroom with integrated wardrobes, room for freestanding furniture and a fully-tiled en-suite shower room with a heated towel rail and shaver points, second floor landing, two further well-proportioned double bedrooms, one benefitting from a double Juliet balcony while both offer integrated double wardrobes with mirrored doors and space for different configurations, and a fully-tiled family bathroom suite with an over-bath shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.

Factor fees are payable to RMG Scotland with fees ranging from £30 - £50 paid quarterly.



## Extras

Selected fixtures and fittings, including; integrated hob, oven, extractor hood and fridge-freezer, some light fittings and fitted floor coverings. The shed in the garden will also be included in the sale. Other items may be available through separate negotiation.

## Gardens and Parking

There is a lovely and well-kept enclosed private rear garden laid with a mixture of wooden decking and lawn, offering an ideal space for all the family to enjoy. For the car owner, there is an allocated parking space to the front of the property.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

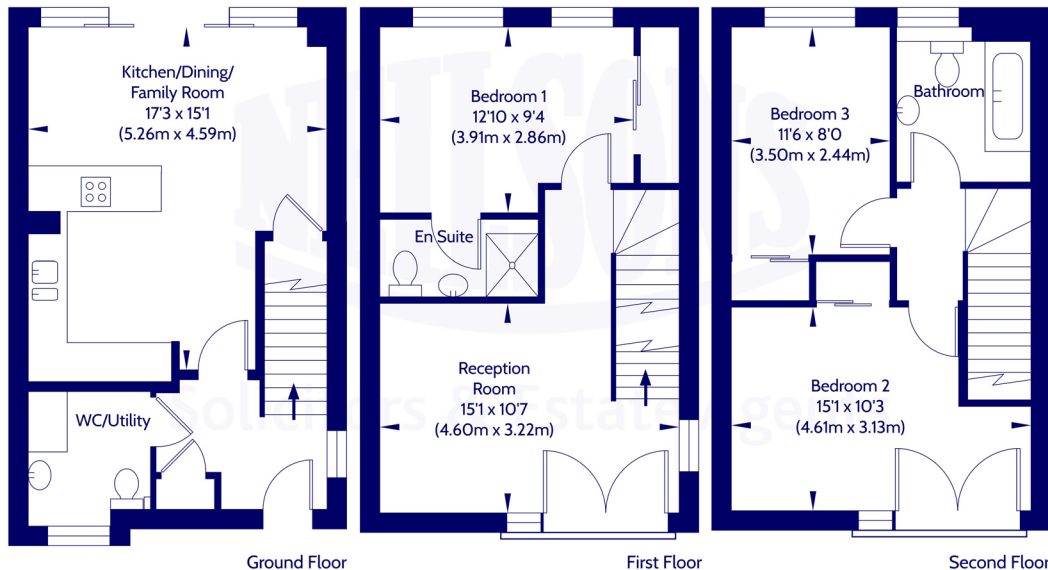
The property is in the popular Longstone area of the City, well positioned to take advantage of local shops and services with a large Sainsbury's within easy reach. A 24hour Asda Superstore is situated within the neighbouring Chesser as is the Slateford Retail Park. Hermiston Gait Retail Park & The Gyle Shopping Centre, both housing many high street named stores, are both within easy reach. Schooling is well represented from nursery to senior level with Napier University nearby. An efficient public transport network is on hand which operates to most parts of the town and surrounding areas and the City Bypass which links central Scotland's motorway network system is just a short drive away. The Union Canal and Colinton Dell are also close by.



Approx. Internal Area 102.92 Sq M / 1108 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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