



RALPH SAYER
SOLICITORS & ESTATE AGENTS

22 Ellis Drive
Edinburgh EH14 2AE

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Perfectly designed to suit modern family life, this outstanding three bedroom end of terrace townhouse offers exceptionally spacious accommodation over three levels. Set within an exclusive residential development in popular Longstone, the property has flawless interiors, sophisticated design and high 'green' credentials – with a district heating scheme, the development offers residents, economical energy bills.

Sitting behind a neat monoblock entrance, the front door opens into a light airy hall and directly ahead is a fabulous dining kitchen, passing by a practical utility room and WC, on the right. Bearing all the hallmarks of a busy family hub: the dining kitchen has dedicated zones for cooking, dining and relaxing in style. An impressive wall of full height glazing, draws your eye out onto the patio and garden beyond, this area easily accommodates a large dining table and a snug seating area, where sliding doors extend the space into the garden. Enclosed by a peninsula, the sleek anthracite cabinets provide a wealth of hidden storage and preparation space, along with a full range of integrated appliances. Upstairs the first floor boasts an inviting living room, which is bathed in warm, natural light from a southerly dual aspect, including patio doors with 'juliet' balcony and the luxurious master suite.

Property Summary

- Executive end of terrace town house
- Finished to high standards
- Part of a modern development
- Situated in popular Longstone
- Welcoming entrance hall
- Spacious living room
- Contemporary dining kitchen
- Utility room and WC
- Three double bedrooms; all with built-in wardrobes
- Modern en-suite shower room
- Quality family bathroom
- Enclosed rear garden with shed
- Monoblock entrance
- District heating scheme and double glazing
- EPC Rating - C | Council Tax Band - E







Presented in
move-in condition
and completed to high
standards throughout









The master bedroom enjoys excellent proportions, tremendous built-in wardrobes and a luxurious en-suite shower room. The second floor accommodates two well-proportioned double bedrooms (both with built-in wardrobes) and a sleek three-piece family bathroom. Beautifully tiled in gleaming white, the spacious and airy bathroom comprises a over-bath shower, a pedestal basin and a WC. The property benefits from a district heating scheme, controlled by 'Hive' and double glazed windows.

Externally, there is off-street parking and an enclosed rear garden with separate access down the gable end and a garden shed.

Extras: all fitted floor coverings, window blinds, light fittings, a full range integrated appliances and garden shed to be included in the sale.



Longstone

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.

Let us help you find your next
dream property!



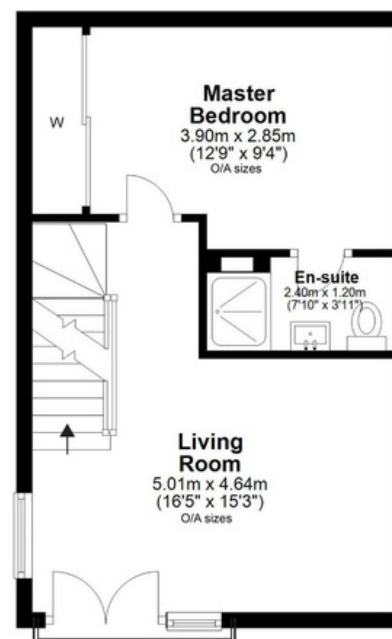
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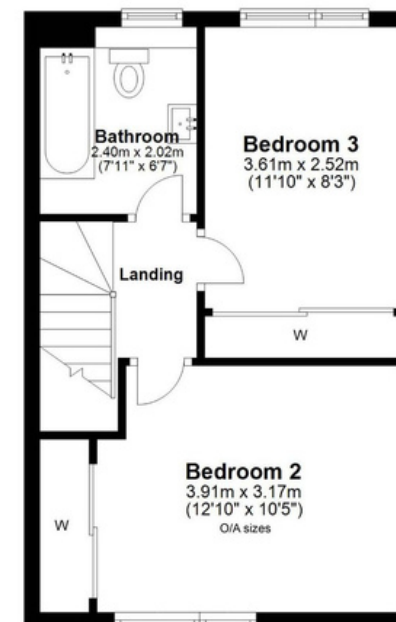
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



Ground Floor
Approx. 34.4 sq. metres (370.1 sq. feet)



First Floor
Approx. 34.8 sq. metres (375.1 sq. feet)



Second Floor
Approx. 34.8 sq. metres (375.1 sq. feet)



Total Area: approx. 104.1 sq. metres (1120.3 sq. feet)

espc CHARTERED FIRM

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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.

