



RALPH SAYER
SOLICITORS & ESTATE AGENTS

19 Ellis Drive

Longstone, Edinburgh, EH14 2AE

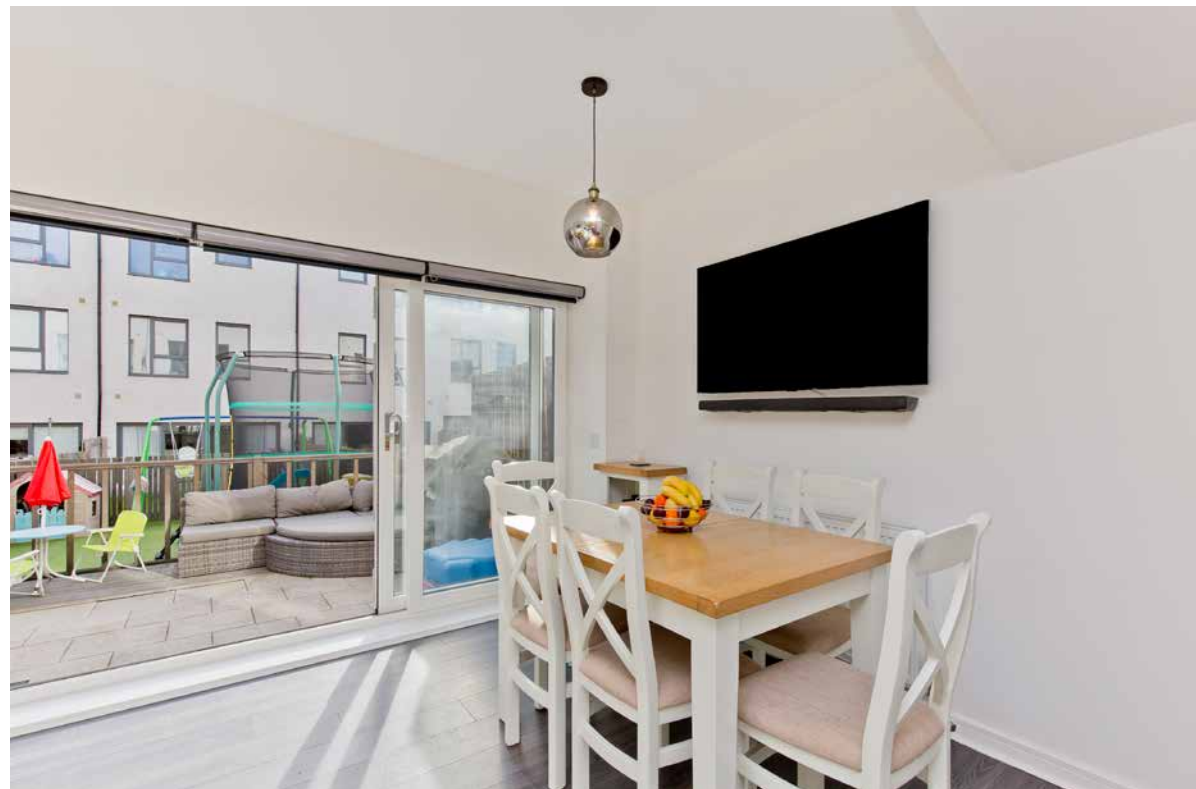
19 Ellis Drive

Representing an exclusive family home, this modern mid-terraced townhouse benefits from a quiet residential setting, a southerly-facing enclosed garden, and handy residents' parking. The three storeys of immaculate neutral interiors incorporate a social kitchen with a dining/family room, a formal living room, three bedrooms, two bathrooms, a WC/utility room, and good built-in storage.

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

Property Summary

- Peaceful development
- Tasteful contemporary interiors
- Three-storey mid-terraced townhouse
- Entrance hall with storage and WC/utility room
- Kitchen with family/dining room and garden access
- First-floor living room
- Three double bedrooms with storage
- Principal en-suite shower room
- Bathroom with shower-over-bath
- Enclosed rear garden
- Residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E



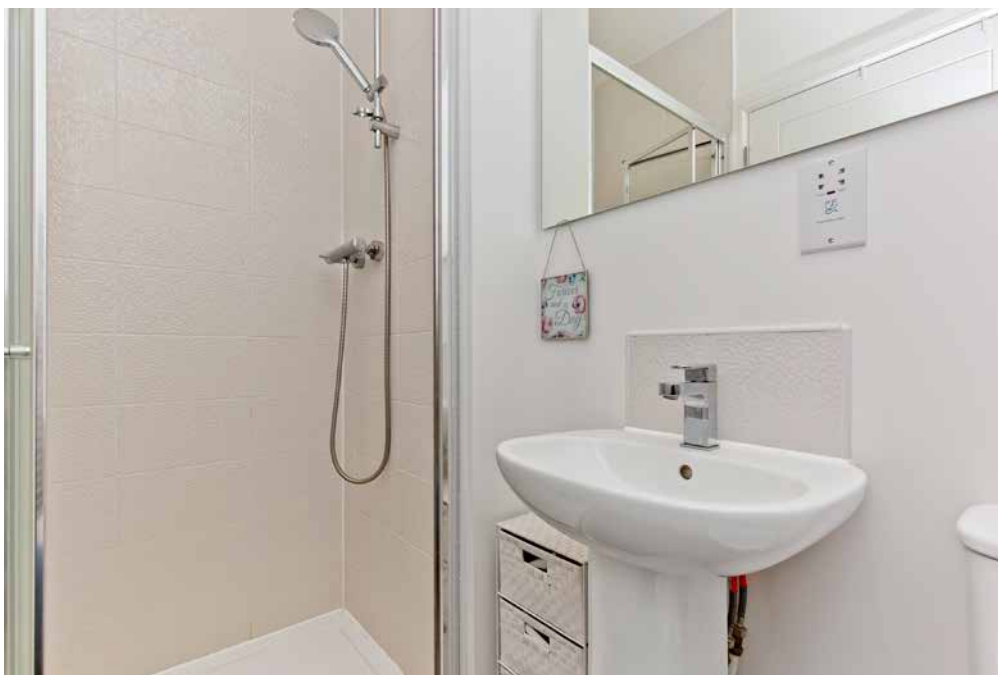




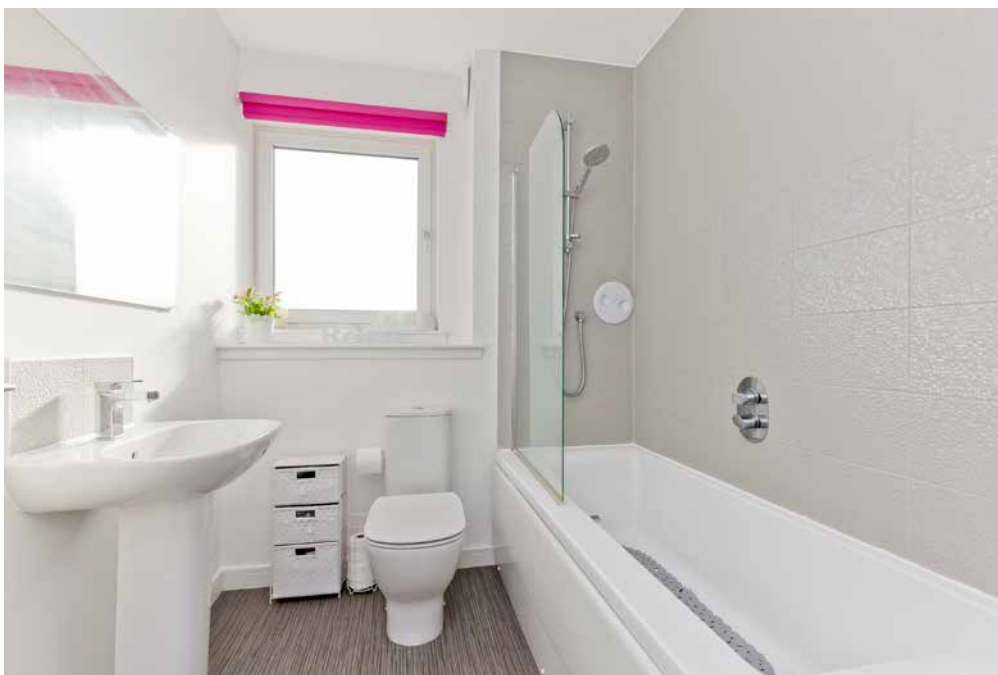
Stylish kitchen/family room
with separate utility room,
and three double bedrooms
with storage







Principal en-suite shower
room and a bathroom with
shower-over-bath





Let us help you find your next
dream property!



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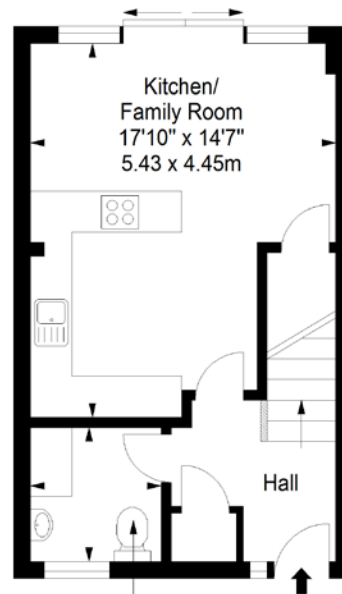
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

CHARTERED FIRM

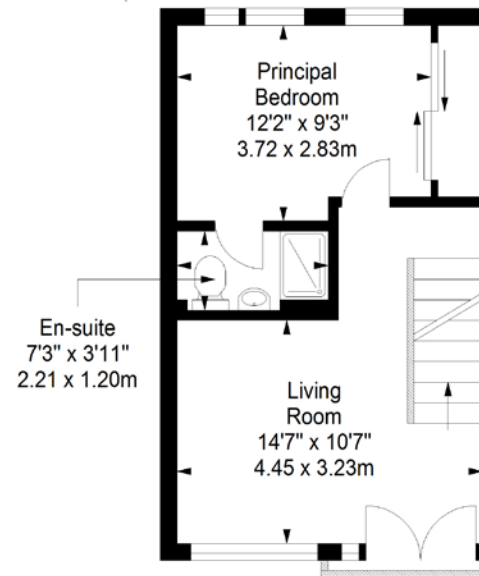
DISCLAIMER

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.

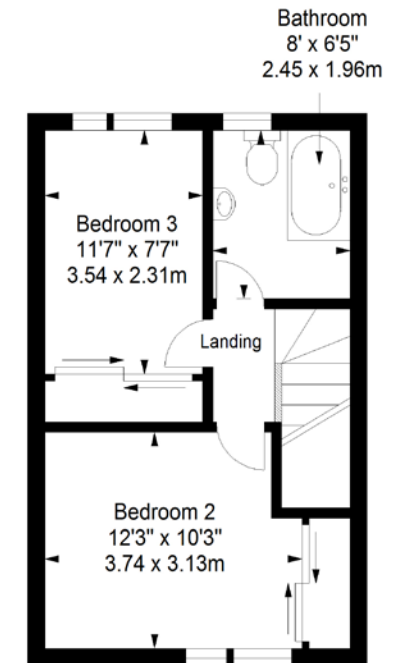
Ground Floor
Approx. 33.5 sq. metres (360.6 sq. feet)



First Floor
Approx. 33.6 sq. metres (361.7 sq. feet)



Second Floor
Approx. 33.6 sq. metres (361.7 sq. feet)



Total area: approx. 100.7 sq. metres (1083.4 sq. feet)