



RALPH SAYER
SOLICITORS & ESTATE AGENTS

25 Ellis Drive

Saughton, Edinburgh, EH14 2AE

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Set within a peaceful residential community, this modern mid-terraced townhouse enjoys three storeys of airy neutral interiors comprising three bedrooms with storage, a principal en-suite shower room, a family bathroom, a sunny first-floor living room, and, on the ground floor, a WC/utility room and an integrated kitchen with a social dining/seating area opening onto a delightful enclosed garden. The property benefits from private parking and is well-connected to the city centre less than four miles away.

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



Property Summary

- Quiet contemporary development
- Mid-terraced townhouse with tasteful décor
- Entrance hall with storage and WC/utility room
- Integrated kitchen with dining/family area and garden access
- Southerly-facing first-floor living room
- Principal suite with storage and shower room
- Two further spacious bedrooms with storage
- Bathroom with shower-over-bath
- Secure rear garden with lawn and patio
- Private driveway
- Modern district heating system and double glazing
- EPC Rating - C | Council Tax Band - E







Modern three-bedroom townhouse with a quiet suburban setting







Ideal family home with multiple bathrooms and social living areas





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dream property!



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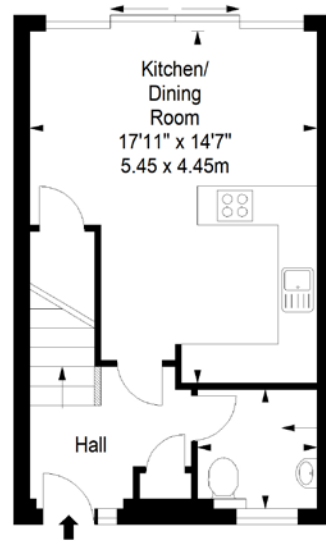
Birch House
10 Bankhead Crosssway South
Edinburgh, EH11 4EP

espc CHARTERED FIRM

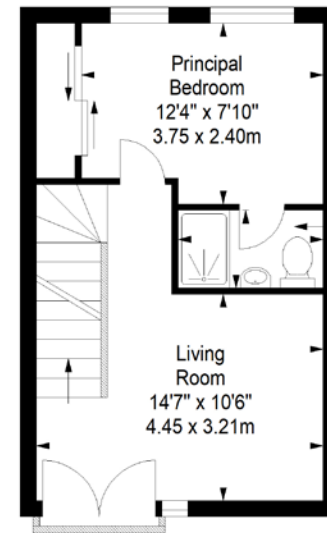
DISCLAIMER

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.

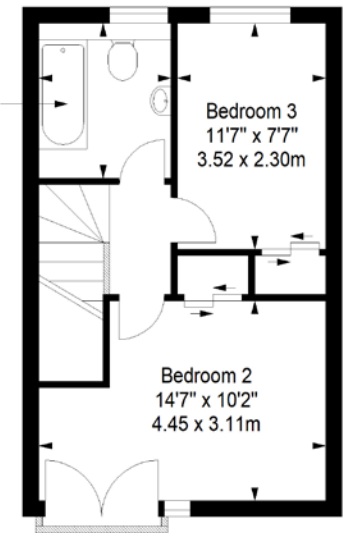
Ground Floor
Approx. 32.9 sq. metres (354.1 sq. feet)



First Floor
Approx. 32.9 sq. metres (354.1 sq. feet)



Second Floor
Approx. 32.9 sq. metres (354.1 sq. feet)



Total area: approx. 98.7 sq. metres (1062.3 sq. feet)