



LIBERTON
9 ELLANGOWAN TERRACE (PF2)
GROUND FLOOR FLAT



Spacious and well-proportioned ground floor flat offering good family accommodation. The area provides excellent shopping facilities with a Morrisons and Cameron Toll Shopping Centre which also offers a Sainsbury's supermarket both are within easy reach. There is easy access to the City Bypass, Edinburgh Airport and Motorway networks. Both primary and secondary schools are available locally and the new Edinburgh Royal Infirmary is also within easy reach. A good choice of public transport is available to the City Centre and surrounding areas. Local recreational facilities are also available locally.

The accommodation in brief comprises: hall, lounge with double aspect, breakfasting kitchen, 3 good bedrooms and bathroom. There is also a private front garden, private store cupboard within the common stair along with excellent internal storage and a shared drying green to the rear. Double glazing and gas central heating.

FIXED PRICE £120,000

A double glazed front door opens to the hallway.

HALLWAY

The hallway gives access to all the accommodation and has excellent storage from four cupboards.

LOUNGE Approx. 14'11" x 11'10"

This room has twin windows to the front and an additional window to the side of the property. There is a fireplace with wooden mantle housing a gas fire and coving.

BREAKFASTING KITCHEN Approx. 10' x 7'

Situated to the front of the property and offering a good range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. There is also an electric double oven, gas hob with over head extractor fan and plumbing for an automatic washing machine which is to be included in the sale along with the fridge freezer. In addition there is vinyl flooring and tiled splashback areas.

BEDROOM 1 Approx. 13' x 11'

This double windowed room is situated to the rear and offers storage cupboards with further overhead storage.

BEDROOM 2 Approx. 12'9" x 9'8"

A good sized second bedroom also to the rear of the property again offering good storage cupboards.

BEDROOM 3 Approx. 13'10" x 8'10"

Another generous room again to the rear with laminate flooring and good storage.

SHOWER ROOM Approx. 9'9" x 5'6"

With a window to the rear this spacious shower room has been fitted with a 3 piece white suite comprising a counter sunk wash hand basin with storage below, WC and shower cubicle. The walls have been tiled to dado level and tiled floor.

GARDEN

The private well-maintained front garden has a small lawn, mature shrubs and a hedge surround. There is also access to the shared rear garden/drying green.

VIEWING

Thursday 7-9pm & Sunday 2-4pm or by appointment call 0131 554 6321.

EXTRAS

To include the aforementioned fridge freezer and automatic washing machine (no warranties will be given) along with the carpets and curtains.

SURVEYORS

Please contact solicitors (0131) 554 6321.

HOME REPORT

A Home Report is available for this property - please contact Beveridge & Kellas for more information by calling 0131 554 6321 or by emailing a.connery@beveridgekellas.com or property@beveridgekellas.com.

OFFERS

A Fixed Price of £120,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.