

Rear Garden



Double bedroom 3

Approximately 12' 4" x 9' 11". This double bedroom also faces to the rear. Built in wardrobe with hanging rail and shelf. Shelved storage cupboard. Fitted carpet. Curtains. Central heating radiator.

Bathroom

Approximately 8' 4" x 7' 2". This attractive family bathroom contains a matching white 4 piece suite of shower (with Mira electric shower), bath, wash hand basin and WC. Fully tiled walls around the shower and attractive half tiled walls elsewhere. Heated towel rail. Curtains. Fitted carpet. Medicine cabinet. Inset spotlight light fittings.

Gardens.

There is a small enclosed private front garden with a mutual path to the side of the property allowing external access to the rear garden. The rear garden is fully enclosed and child friendly. It has been beautifully maintained by the current owners and features a patio area adjacent to the property, most attractive borders containing a range of established flowers and shrubs and a central lawn area.



The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale. All measurements are approximate.



**29 Ellangowan Terrace
Edinburgh
EH16 5TD**



Offers Around £150,000

Most attractive mid terraced villa set in this quiet residential street to the South of the City Centre and within walking distance of Edinburgh Royal Infirmary. The bright and spacious accommodation comprises - hall, lounge/diningroom, kitchen, 3 double bedrooms and bathroom with shower. Large attic. Excellent built in storage accommodation. Full gas fired central heating and double glazing. All fitted carpets, curtains, blinds, light fittings and white goods in the kitchen are included in the sale price. Most attractive and well maintained front and rear gardens. Ample on street parking. Early viewing of this desirable home is highly recommended.

Viewing:

Sunday 2 - 4pm or by appointment Telephone 07802 812267

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– Where personal legal service is a tradition –



Most attractive mid terraced villa set in a quiet residential street in this popular residential area within walking distance of Edinburgh Royal Infirmary. The bright and spacious accommodation is set over two floors and features excellent built in storage. The villa benefits from full gas fired central heating and double glazing. There is a large partially floored attic providing additional storage space, which could be suitable (subject to the necessary consents) for extending to form a second floor. The house has beautifully maintained private front and rear gardens. All fitted carpets, curtains, blinds, light fittings and white goods in the kitchen are included in the sale price. The property falls within Council Tax Band C. There is ample on street parking adjacent to the property. Early viewing of this desirable property is highly recommended.

The villa is set in this popular residential area to the South of the City Centre. The villa has good local facilities close at hand and is within walking distance of the Cameron Toll Shopping Centre with its wide range of indoor shopping facilities. The property is also within easy walking distance of Edinburgh Royal Infirmary. There are excellent local leisure facilities and Inch Park is close by. There are good local Primary and Secondary Schools within walking distance. There is an excellent public transport service giving easy access to the City Centre and surrounding areas.

The accommodation comprises:-

Hall

Bright entrance hall with fitted carpet. Telephone point. Useful under stair storage cupboard. Low level storage cupboard housing the electricity meter and fuses. Further storage cupboard with coat hooks. Stair with handrail and panelled wooden walls giving access to the first floor accommodation.

Lounge/Diningroom

Approximately 22' 7" x 12'. This large bright through room features a picture window to the front and large patio doors giving access to the rear garden. Fitted carpet. Curtains. Vertical blinds. 2 central heating radiators. Fitted corner shelved unit. Television aerial point. Livingflame gas fire set in a marble hearth with wooden mantle above. Shallow shelved storage cupboard.

Kitchen

Approximately 9' 3" x 7'. This bright room faces to the rear with a lovely outlook over the rear garden. Matching floor and wall units giving good storage space and ample work surface areas. Inset stainless steel sink with left hand drainer. Tiled splash back



around units. Vinyl floor covering. Roller blind. Bosch washing machine. Hotpoint fridge. New World gas cooker. Freezer. Overhead clothes pulley. Door to rear hall area which in turn gives access to the large larder and the rear garden. The larder, which was originally the coal cellar, provides excellent walk in storage accommodation with fitted shelving, its own light and houses the gas meter.

First floor

Landing

Bright landing area with fitted carpet and giving access to all first floor rooms. Hatch with Ramsay ladder giving access to the large partially floored attic space. Smoke alarm. Spotlight light fittings.

Double Bedroom 1

Approximately 13' 3" x 9' 11". This large double bedroom faces to the front and contains a built in wardrobe with shelf and hanging rail. Further shelved storage cupboard. Fitted carpet. Curtains. Central heating radiator. Original fireplace and hearth. Television aerial point. Telephone point.

Double bedroom 2



Approximately 12' 8" x 8' 9". This double bedroom faces to the rear. Built in wardrobe with hanging rail and shelf. Fitted carpet. Curtains. Central heating radiator. Further cupboard housing the Valiant combi boiler.