

# 28 Ellen's Glen Loan

LIBERTON, EDINBURGH, EH17 7QN



*MCEWAN FRASER IS DELIGHTED TO PRESENT THIS  
SUPERB INVESTMENT OPPORTUNITY TO THE MARKET*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





---

McEwan Fraser is delighted to present this superb investment opportunity to the market. The property was previously marketed with a home report of £240,000 before being damaged by flooding. The property still requires remedial work completed which is reflected in the asking price. The owner has opted to give a new owner the flexibility to finish the property to their own taste. As a result, the property is not currently suitable for mortgage lending.

The property is a main-door flat that enjoys an idyllic setting on the banks of Burdiehouse Burn. The property is over 130 years old and offers two double bedrooms, a large living room, a separate kitchen, a communal garden, gas central heating and double glazing for extra warmth and comfort.

Externally, the property has access to a large south-facing communal garden and riverside walks along the Burdiehouse Burn as well as easy access to the Burdiehouse Nature Reserve.

---







**Bedroom 1**





**Bedroom 2**



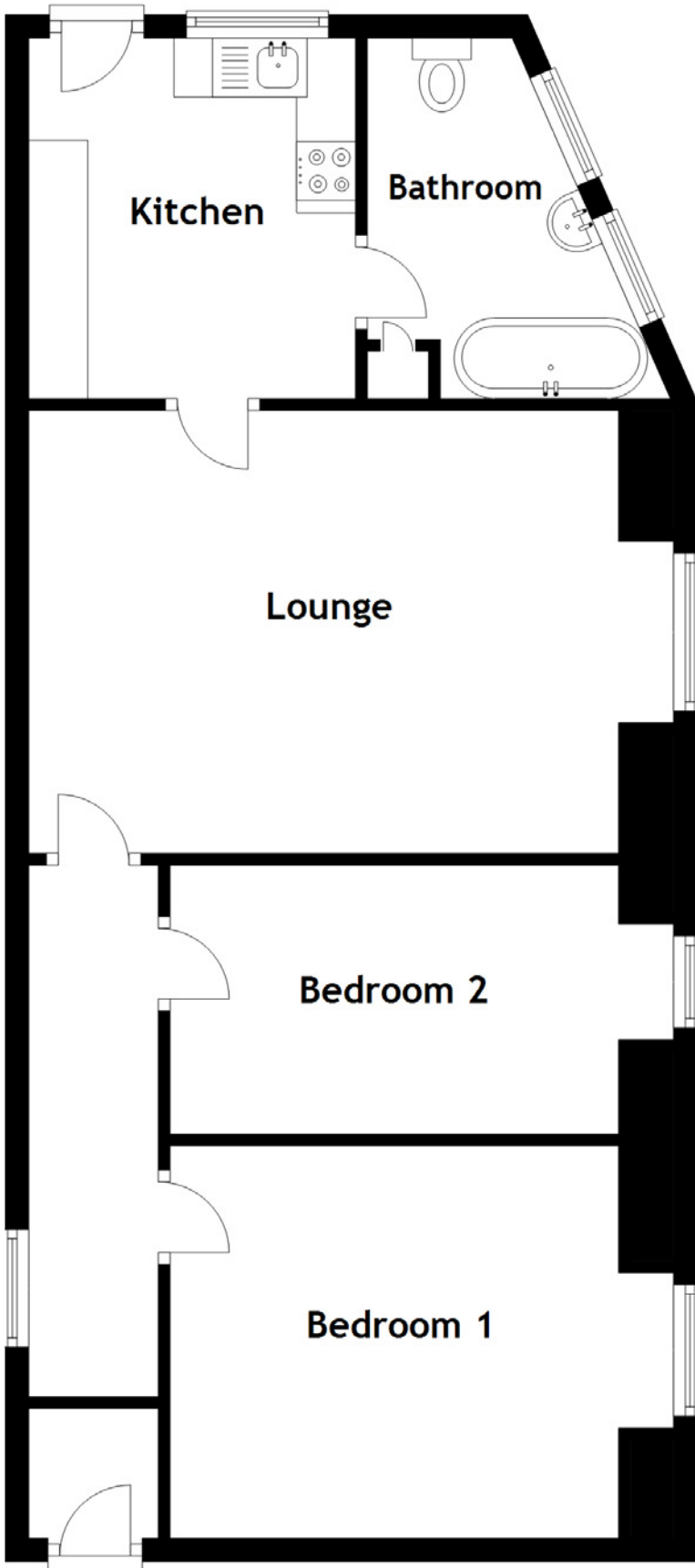












Approximate Dimensions  
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.76m (12'4")
Kitchen	3.06m (10') x 2.77m (9'1")
Bedroom 1	3.80m (12'6") x 3.33m (10'11")
Bedroom 2	3.80m (12'6") x 2.28m (7'6")
Bathroom	2.98m (9'9") x 2.39m (7'10")

Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup>

EPC Rating: D





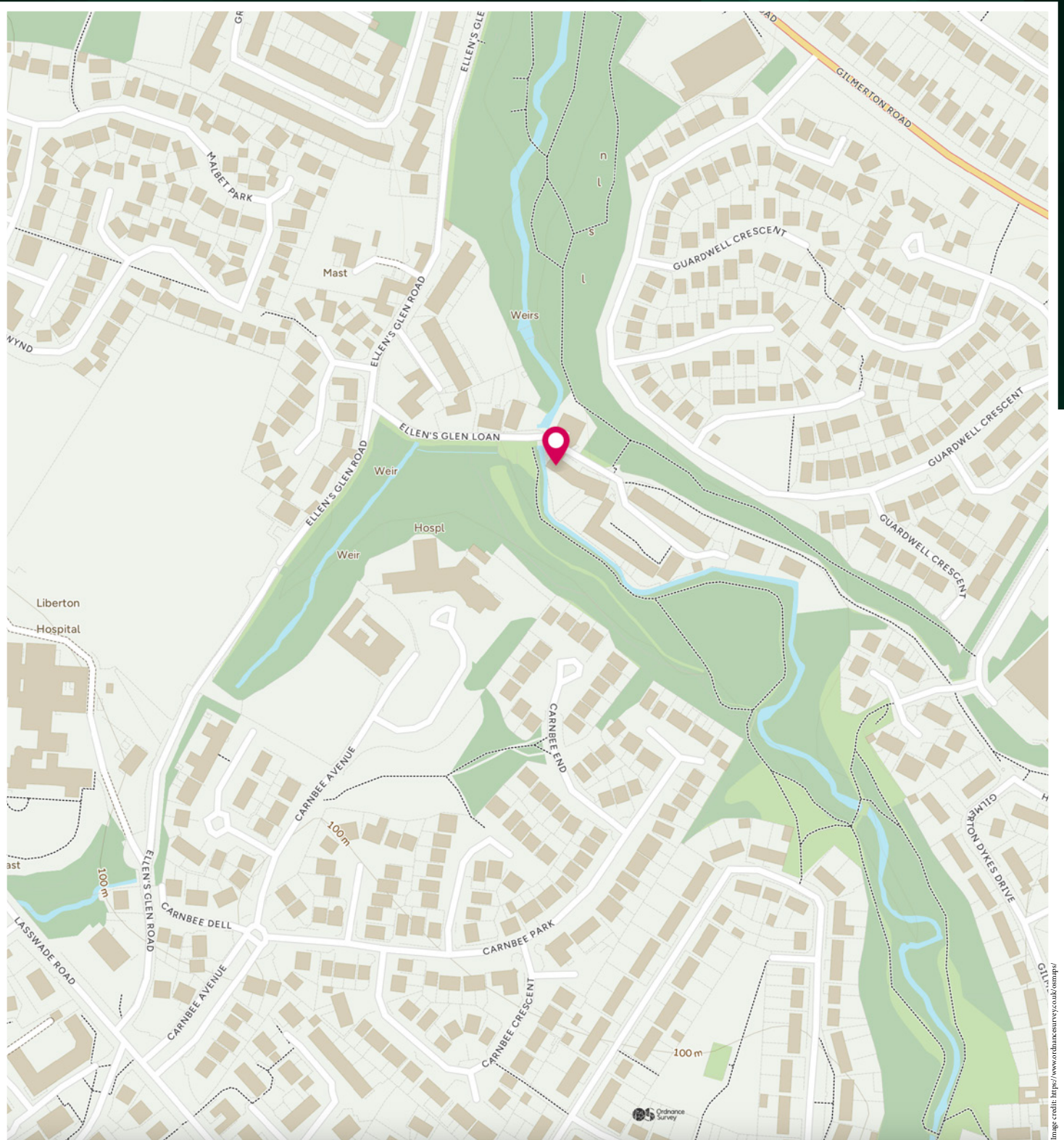


---

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre and Straiton Retail Park, housing major supermarkets gyms, and high-street retail outlets. There are two major supermarkets within walking distance along with a local shops, pharmacies and post office. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond.

Liberton offers reputable state schools at primary and secondary levels and is ideally located for Royal Infirmary of Edinburgh and Royal Hospital for Children & Young People. Liberton offers great outdoor pursuits, football or picnic in Liberton and Seven Acre Public Parks, pony trekking in nearby Braid Hills or a round of golf at the Braids or Liberton Golf Club, both of which enjoy panoramic views of the city.

---



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.