



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**23 Howden Hall Loan  
Liberton, EH16 6UY**



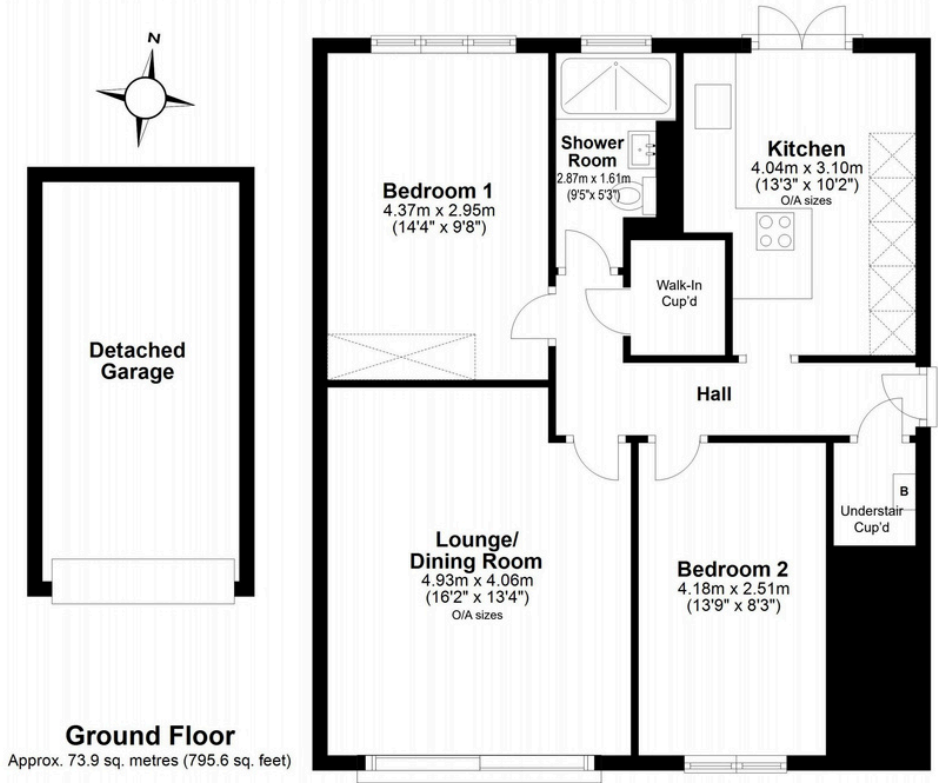
## MAIN DOOR FLAT

- Lounge/Dining Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Private Front & Rear Gardens
- Detached Garage & Free On-Street Parking
- Double Glazing & GCH
- EPC Rating - C



This generously proportioned and immaculately presented ground floor flat with private front and rear gardens forms part of a quiet cul-de-sac in Liberton, close to convenient local amenities and bus links to the city centre. Nearby Straiton Retail Park offers a range of high street retailers and the city bypass is also easily accessible. The accommodation comprises; generous, south-facing lounge/dining room, recently upgraded kitchen, two good-sized double bedrooms and new, modern shower room. There are neatly maintained, private gardens to the front and rear and a detached garage gives convenient off-street parking. The property is fully double glazed and has gas central heating. Planning Permission has been granted for a single storey side extension and front conservatory. Full details can be viewed on Edinburgh's Council Planning Portal using Reference: 23/07477/FUL. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood and lightshades. The appliances included are sold as seen with no warranty provided.





Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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