



13 Howden Hall Loan
Liberton, EH16 6UY

Deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Private Front & Rear Gardens
- Garage
- Double Glazing & GCH
- EPC Rating -C



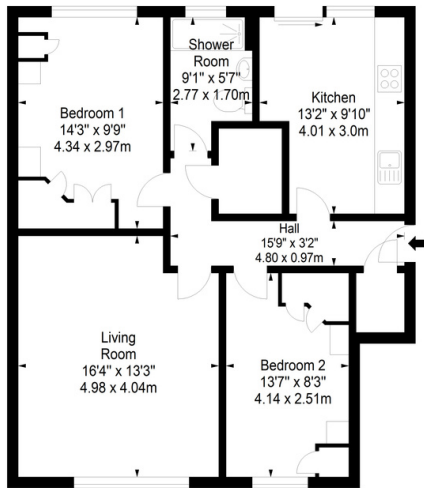
This well-proportioned ground floor flat is situated in the sought after residential area of Liberton close to a wide selection of excellent local amenities. There is excellent public transport links to the city centre and surrounding areas, and the city bypass is easily accessible. The accommodation comprises; a welcoming entrance hallway, spacious living room, separate stylish kitchen, two double bedrooms and shower room. Externally there are well-maintained private gardens to the front and rear of the property with a garage in a row of garages opposite the property. The property features double glazing and gas central heating. Included in the sale are the: fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, tumble dryer and light shades. All appliances are sold as seen with no warranty provided.



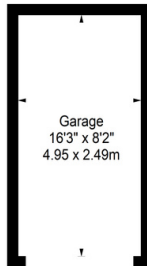
**Howden Hall Loan,
Edinburgh,
Midlothian, EH16 6UY**



Approx. Gross Internal Area
769 Sq Ft - 71.44 Sq M
Garage
Approx. Gross Internal Area
134 Sq Ft - 12.45 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



Ground Floor



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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