



1 Howden Hall Road
Liberton, EH16 6PQ

Deans 
Solicitors & Estate Agents LLP



DETACHED BUNGALOW

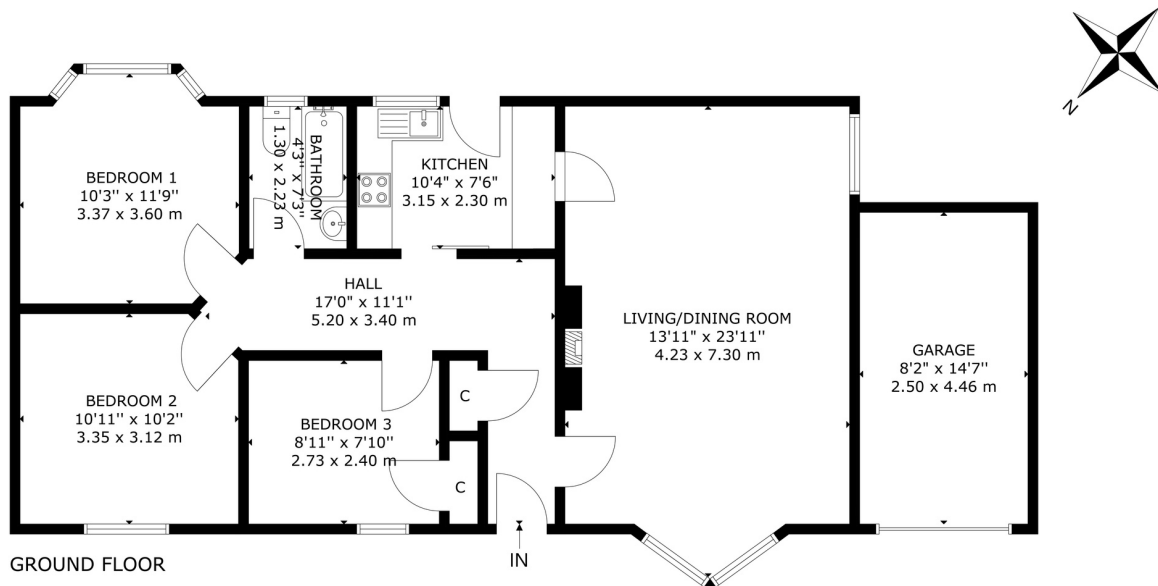
- Living/ Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Garage & Driveway
- Secondary Double Glazing & GCH
- EPC Rating – C



This charming and spacious B-listed detached bungalow, designed by renowned architect Sir Basil Spence, is situated in the highly sought-after area of Liberton, to the south of Edinburgh. Ideally positioned close to a range of local amenities and excellent public transport links, the property offers comfortable and well-proportioned accommodation. The accommodation comprises: a welcoming entrance hallway, bright and appealing sitting/dining room, modern kitchen with direct access to the rear garden, three generously sized double bedrooms, and a bathroom fitted with a white suite and shower over the bath. Externally, the home benefits from beautifully maintained private gardens to both the front and rear, along with a garage and driveway providing convenient off-street parking. The property features include gas central heating and secondary double glazing. The sale includes fitted carpets and floor coverings, curtains, oven, hob, cooker hood, fridge-freezer, washing machine, and light fittings. Please note: all appliances are sold as seen, with no warranty provided.







1 HOWDEN HALL ROAD, EDINBURGH, EH16 6PQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 848 SQ FT / 79 SQ M
 GARAGE 124 SQ FT / 12 SQ M

All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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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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