



71 Howden Hall Drive  
Edinburgh EH16 6UP  
Offers Over £320,000

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 71 Howden Hall Drive

Liberton Edinburgh EH16 6UP

An excellent family home is offered from this spacious and popular style detached villa, set in a quiet and sought after area. The property is set within attractive gardens and holds excellent further potential for modernisation and upgrading. Situated in a desirable area on the south side of the city, it has regular public transport to the city centre and easy access to the City By-Pass and Straiton Retail Park. Schools, University buildings, Royal Infirmary, golf courses and the popular Braid Hills are all easily accessible. Immediate/flexible entry is available. Chain free.

- **Entrance hall & W.C.**
- **Spacious lounge/dining room**
- **Kitchen**
- **Three well proportioned bedrooms**
- **Bathroom**
- **GCH & DG**
- **Attractive gardens**
- **Driveway potential**
- **On street parking**
- **Council Tax Band E**

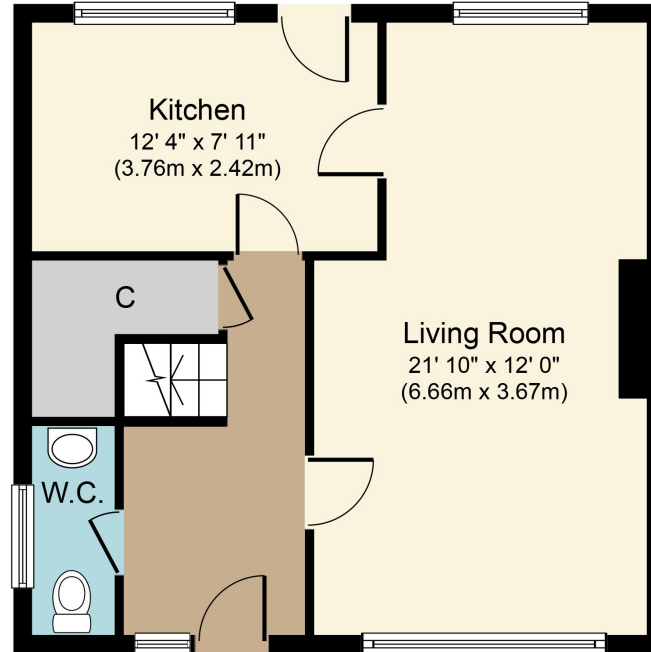


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [kma@caesar-howie.co.uk](mailto:kma@caesar-howie.co.uk)

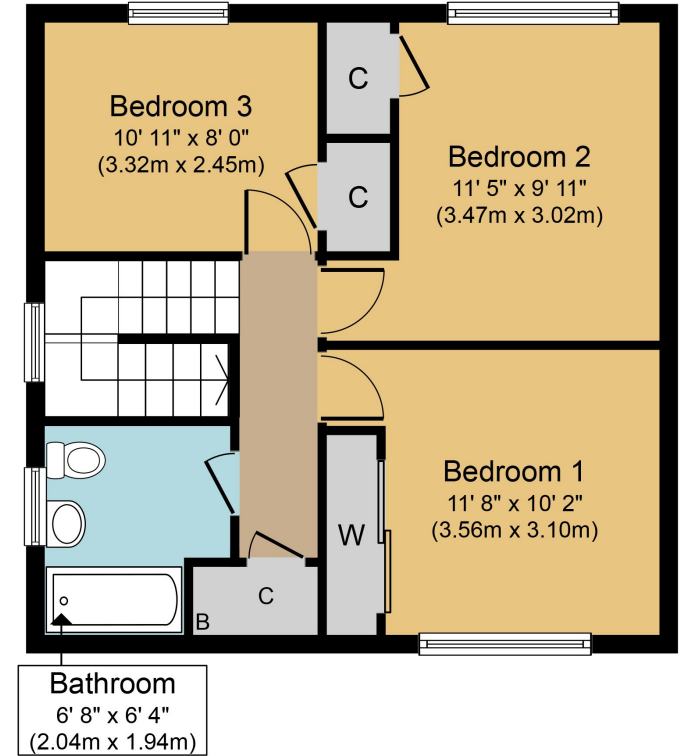


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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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