










Fixed Price

£190,000

10 Howden Hall Gardens

Liberton | Edinburgh | EH16 6UN

This sizeable main door upper villa with private rear garden, shared driveway and single garage is quietly positioned within a pleasant cul-de-sac setting with attractive central green. Forming part of the sought-after Liberton district of the city, the property is within easy reach of many local amenities, super transport links and reputable schooling.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Garden
-  Shared driveway & single garage
-  EPC Rating –C
-  Council Tax Band - D



Description

The property would now benefit from some general upgrading and modernisation and shall undoubtedly appeal to the professional person/couple or small families alike. It offers an excellent opportunity for a purchaser to create a stylish home to their own particular specification, and merits internal viewing to be fully appreciated. In brief the accommodation comprises; entrance vestibule and stairs leading to the upper hallway with storage provisions. There is a front-facing sizeable lounge/diner with attractive open aspect towards the Pentland Hills. There is a well laid out kitchen with window to rear, fitted with a range of wall and base units with built-in hob and oven with additional appliances included in the sale. There are two generous double bedrooms, one with built-in wardrobes and the bathroom comprises of a white three piece suite with electric shower over bath. Further benefits include double glazing and gas central heating with recently upgraded Vaillant combi boiler.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob and oven, fridge freezer and washing machine. It should be noted that the built-in hob/oven and additional appliances shall be sold as seen with no warranty given.

Gardens and parking

There is a shared driveway located to the side of the property which leads to the private single lock-up garage. A private garden is located to the rear.

Additional Information

It should be noted that an annual fee of approx. £67 is payable to the Resident's Association for the upkeep of the communal garden grounds.

Viewing

By appointment with Neilsons on 0131 625 2222.





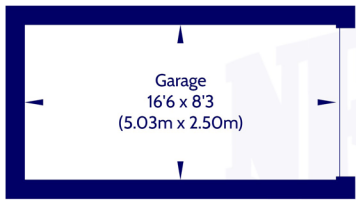
Location

The Howdenhall/Alnwickhill estate forms part of the larger Liberton district of the city lying on the southern boundary of Edinburgh. Local shops and services cater for everyday needs, and a short drive away are Cameron Toll Shopping Centre and Straiton Retail Park housing a variety of larger retail shops Sainsbury's, Marks & Spencer Food Hall, Ikea and Costco. Regular buses run to and from the city centre and surrounding areas, and the City Bypass can be easily reached, giving access to the main motorway network, Edinburgh Airport and Fife so ideal for the commuter. The property is also conveniently located for University of Edinburgh Little France, King's Buildings campuses and Edinburgh Royal Infirmary. Leisure options are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills, Hermitage of Braid and Blackford Hill with Gracemount Leisure Centre with pool and fitness complex close by.

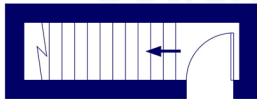




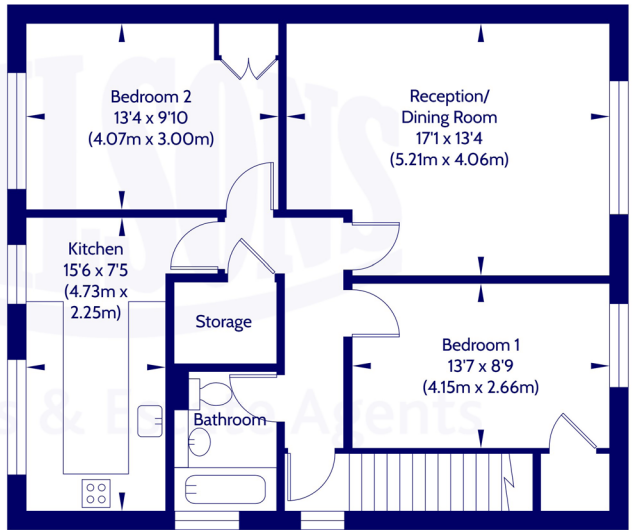
Approx. Gross Internal Floor Area 77.11 Sq M / 830 Sq Ft.



Ground Floor



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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