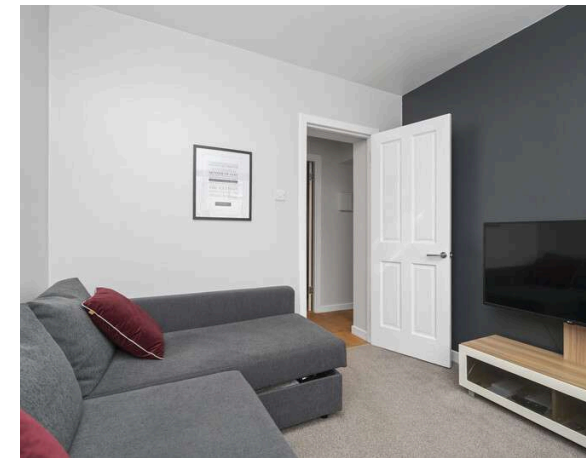




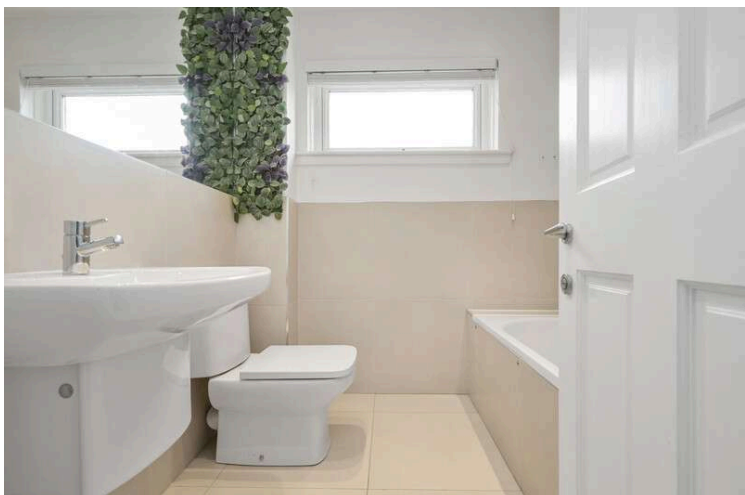
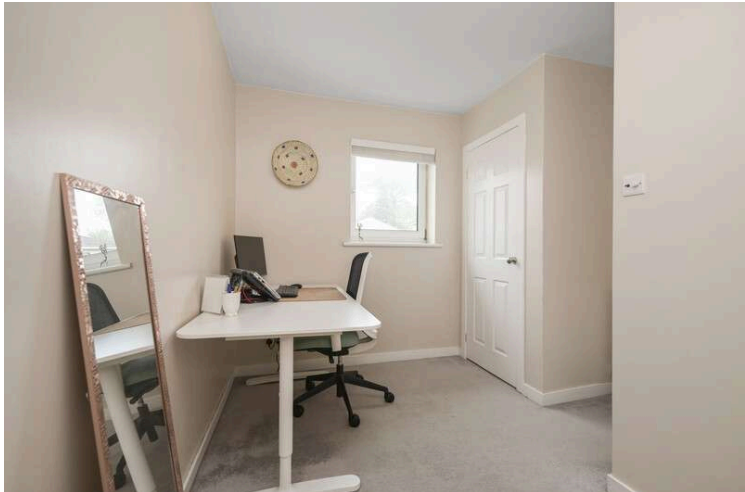
31 Howden Hall Court, Edinburgh, EH16 6UZ

www.mcdougallmcqueen.co.uk



A must on your viewing list, this spacious well-proportioned four bedroom end terraced property offers flexible accommodation, a sunny conservatory, garden to the rear with a multi vehicle driveway to the front. The property is ideally located in the popular Howden Hall area of Edinburgh, close to many local amenities, schooling and swift transport links. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Spacious living room opens to the dining room.
- Stylish kitchen equipped with a range of wall and base units along with integrated appliances.
- Dining room with French doors to the conservatory.
- Sunny conservatory with direct access to the rear garden.
- Double bedroom or second lounge located on the ground floor.
- Downstairs cloaks comprising WC and wash hand basin.
- Master bedroom with built in storage and en-suite shower room.
- Further two double bedrooms.
- Bathroom comprises WC, wash hand basin, bath with shower over, ladder radiator.
- Double glazing throughout.
- Gas central heating.
- Multi car driveway to the front.
- Private enclosed south west facing rear garden.



Location

Set in a mature residential area on the southern outskirts of the city, the property is particularly well located for the City Bypass which also provides links to the Airport, Gogarburn and motorway connections throughout central Scotland. For shopping, Straiton Retail Park includes an M & S Food Hall, Boots, Argos and Next while nearby are Sainsbury and Asda Supermarkets, a Costco and an Ikea store. Further shops are to be found at Cameron Toll Shopping Centre and there are a good range of local shops on Liberton Brae and a Margiotta Deli on Lasswade Road. The property is also well located for Edinburgh Royal Infirmary at Little France, the University Campus at King's Buildings. Recreational facilities nearby include Liberton Park, the Braid Hills, Golf Courses, Gracemount Leisure Centre, Hillend Country Park and Midlothian Snowsports Centre and there are a number of walks available through the nearby Mortonhall Estate. The property falls within the catchment for Frogston Primary School.

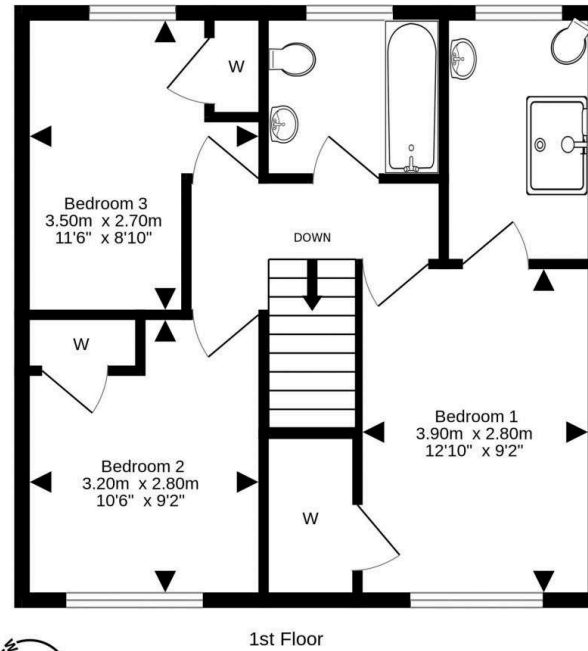
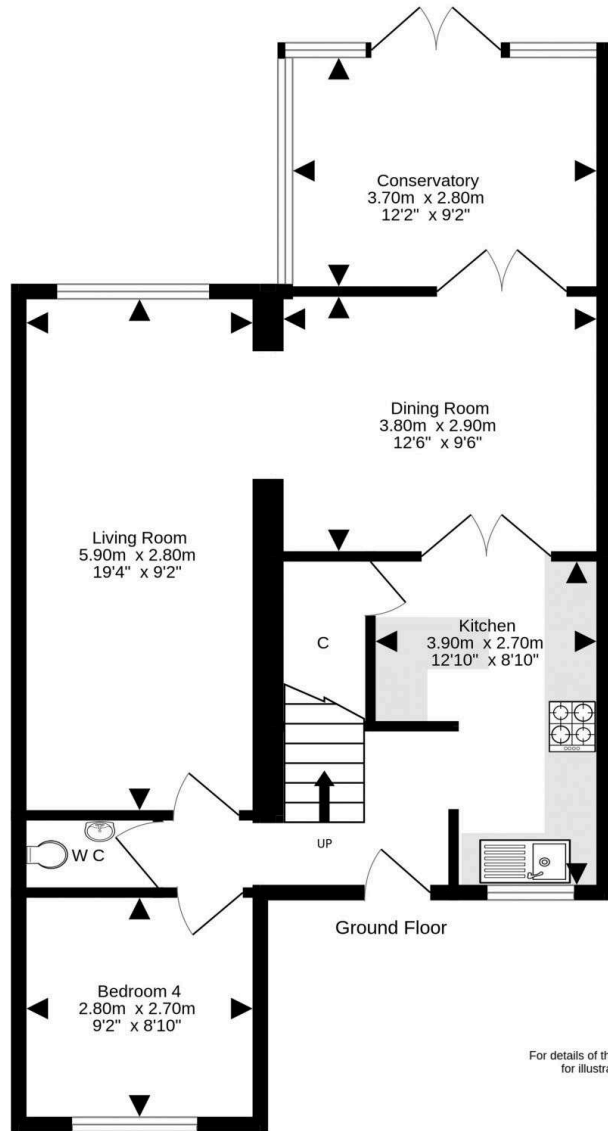
Extras

The integrated kitchen appliances, curtains and blinds, with the exception of those in the living room, and fitted floor coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

