



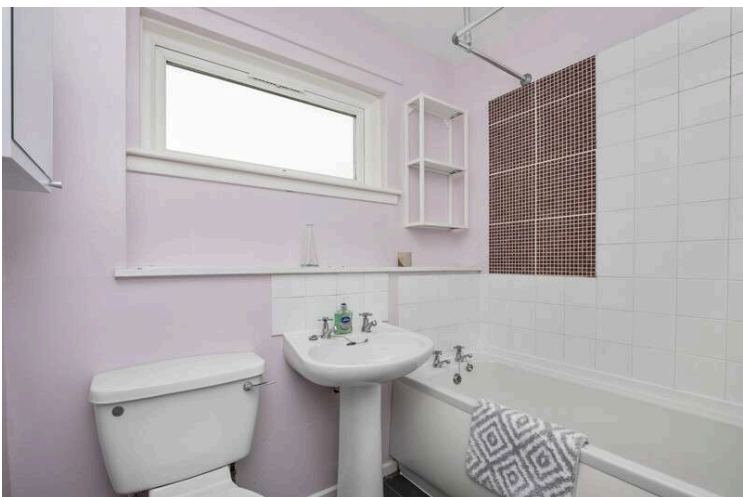
161 Howden Hall Drive, Edinburgh, EH16 6YQ

www.mcdougallmcqueen.co.uk



Welcome to Howden Hall Drive, this delightful two bedroom terraced villa offers bright and spacious accommodation suited to the first time buyer, or investment opportunity. The property further benefits from an enclosed rear garden, private garden to the front along with an allocated parking space. The property is quietly located in the popular residential area of Howden Hall close to many local amenities and transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance hallway.
- Rear facing living/dining featuring direct access to the rear garden.
- Fully fitted kitchen with a range of wall and base units, sale to include all white goods.
- Upper landing with hatch to attic storage.
- Double bedroom front facing with a large storage cupboard.
- Single bedroom rear facing.
- Bathroom comprising WC, wash hand basin, bath with shower over, ladder radiator.
- Enclosed rear garden, private garden to the front.
- Allocated parking space with further on street parking available.
- Gas central heating.
- Double glazing throughout.



Location

The property is set in a quiet residential area with ample parking, only a short distance from the lovely open parklands of the Hermitage of Braid Hills. It is well served by a variety of local amenities and is only a short distance from both Cameron Toll Shopping Centre, with a good selection of cafes, shops and supermarkets and Straiton Retail Park with homewares and large superstores. Local sports facilities are close by at Gracemount Leisure Centre, and Liberton Golf Course is also within easy reach. For families, Frogston Primary and Gracemount High School are both within catchment and there is easy access to the Royal Infirmary and Liberton Hospital. For those commuting into Edinburgh City Centre a variety of buses pass along neighbouring Liberton Brae and for the motorist, the A701 leads directly to the city bypass and quick links to Scotland's central motorway network.

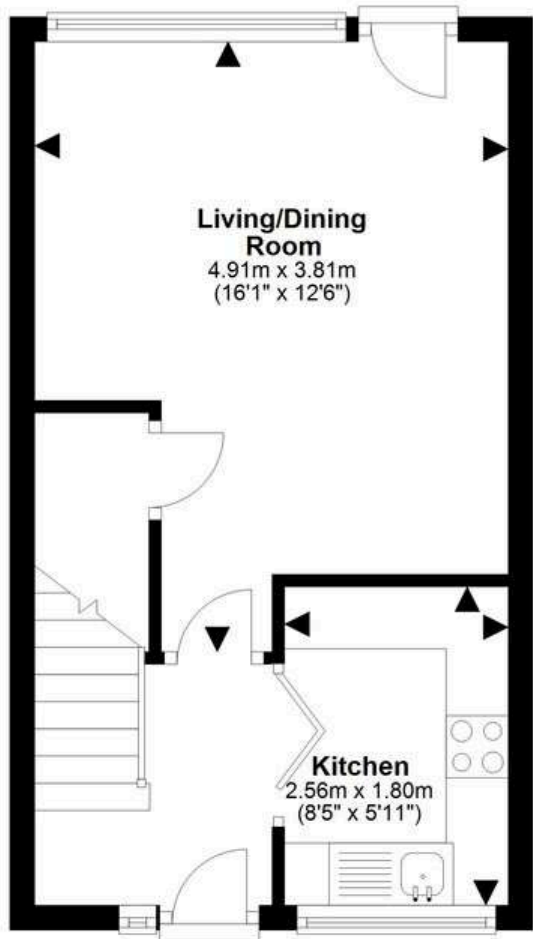
Extras

Included in the sale are the kitchen appliances, all curtains & blinds where fitted and all fixtures & fittings. Some items of furniture will be included in the sale.

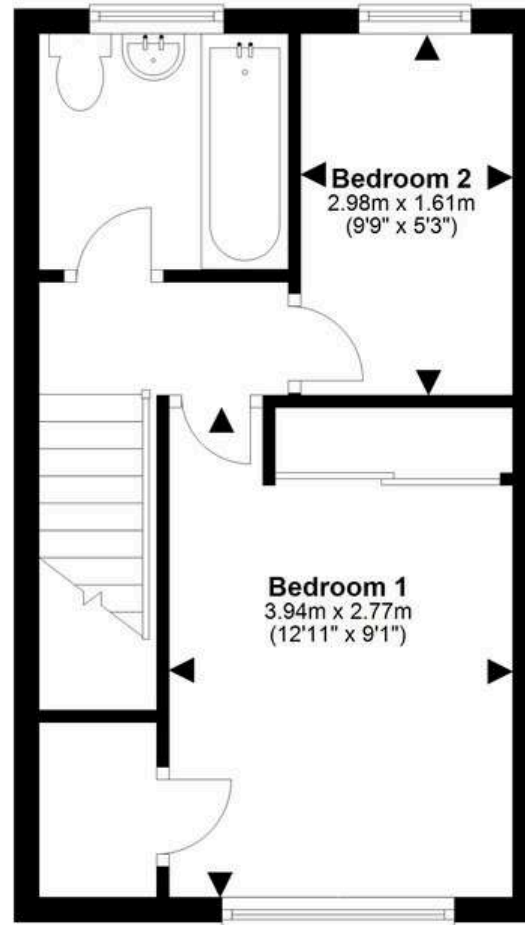
Price & Viewing

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

EPC Band - C



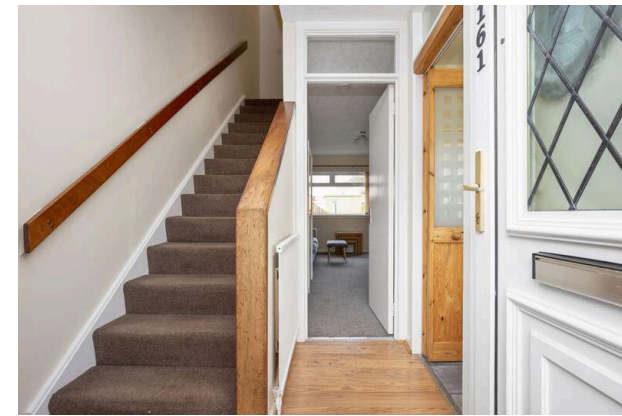
Ground Floor



First Floor



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

