



25c Howden Hall Court
EDINBURGH, EH16 6UT

Hall
Lounge/Dining Room
Fitted Kitchen
2 Doubled Bedrooms
3-Piece Bathroom Suite
Gas Central Heating and Double Glazing
Private Rear Garden
Single Garage
Factored by Alnwickhill Proprietors' Association - Approx. £80 per year
EPC: C
Council Tax Band: D

A particularly appealing 2-bedroom terraced villa occupying a pleasant courtyard setting within a tranquil residential cul-de-sac in Liberton. The property offers bright and spacious accommodation over two floors and is conveniently placed for easy access to the City Centre and By-pass. The property benefits from a single-garage, residents parking, and welcomes modernisation in select areas, allowing for the exciting opportunity to set the style and standards of the home to your own liking.

The property comprises: Welcoming hallway with generous cloakroom cupboard. Spacious living/dining room with electric fireplace and patio door providing access to rear garden. Modern fitted kitchen with base and wall-mounted units with attractive wood-effect worktops offering ample storage and worktop space, and appliances including electric oven, gas hob, and washing machine. A carpeted staircase with handrail leads up to the landing, where you can access another deep cupboard and the floored attic for further storage. The master bedroom is generously proportioned and quietly placed to the rear, with a built-in double wardrobe with mirrored sliding doors, and double windows boasting a pleasant leafy outlook. Second double bedroom of good size, also with a built-in wardrobe. This could also make an excellent home office. Finishing the interior is a family bathroom with attractive tiled floors, shower over bath, WC, wash basin and storage cupboard. Gas central heating and double glazing throughout ensures a comfortable living environment all-year round.

Blinds & curtains are to be included in the sale.

Externally, the property benefits from a beautiful front garden, an easily maintained private rear garden which gets ample sunlight, a large single garage and sufficient resident's parking.

Liberton is an established residential area south of Edinburgh city centre, offering an extensive mix of family orientated housing, with local shopping located throughout. A Morrisons supermarket is on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks and green spaces are also situated throughout, whilst the Braid and Pentland Hills, and Liberton golf course offer open spaces. Liberton is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.

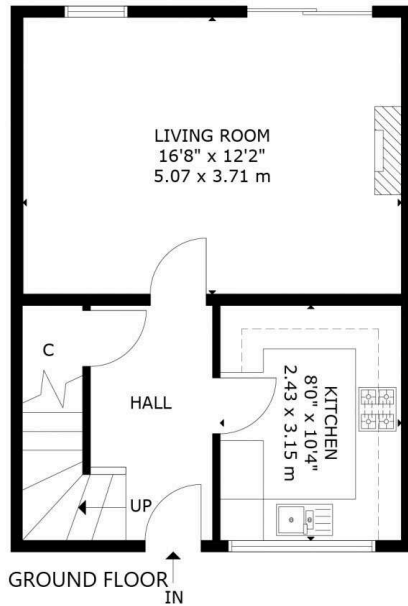












25C HOWDENHALL COURT, EDINBURGH, EH16 6UT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 766 SQ FT / 72 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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