



28 Howden Hall Drive
LIBERTON | EDINBURGH | EH16 6UJ


warners
solicitors & estate agents



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Set on a quiet cul-de-sac, moments from quick transport links, excellent local amenities and first rate schools is this spacious end terraced house with private front and back gardens.

The accommodation comprises welcoming entrance hallway, bright lounge which flows through to the dining room with French doors leading to the rear garden which flood the room with an abundance of natural light, contemporary kitchen with attractive units and range cooker and following up a wide staircase the upper level boasts three well-proportioned double bedrooms and a stylish bathroom with shower over bath. Externally the fully enclosed rear garden benefits from decked section ideal for al fresco dining with the front enclosed garden with charming stoned section. Early viewing is essential to fully appreciate the stunning interiors and tranquil, yet well-connected location.

- End terraced house
- Quiet cul-de-sac
- Front and back garden
- Welcoming hallway
- Bright lounge
- Spacious dining room
- Contemporary kitchen
- Three double bedrooms
- Stylish bathroom
- Free on street parking

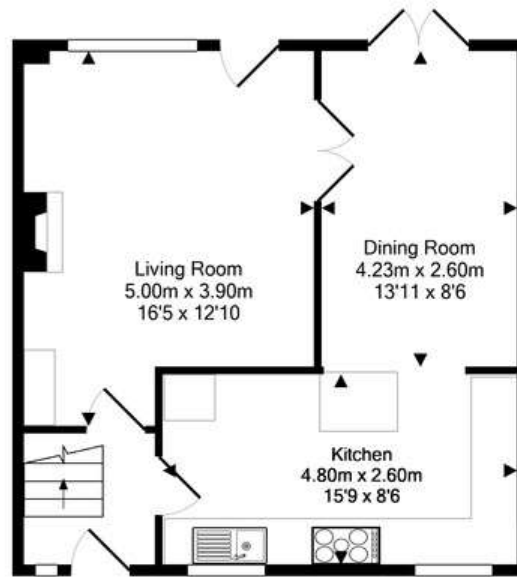
Extras: washing machine, fridge freezer, large cooker, blinds in the two front bedrooms, roller blinds in the back bedroom. & blinds in the kitchen.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

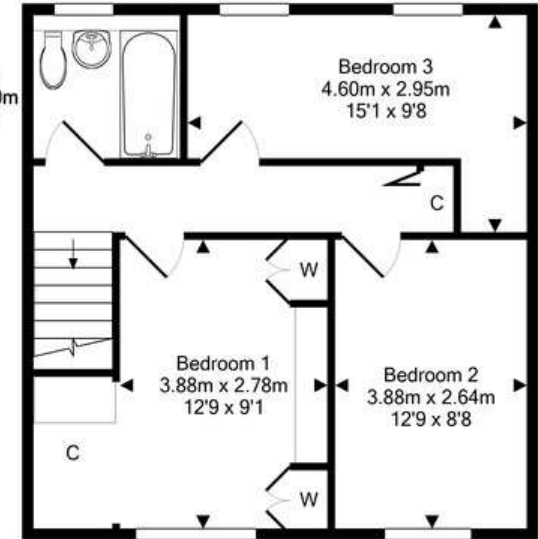


Liberton is a highly sought-after suburb approximately four miles from Edinburgh City Centre. There is an excellent choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city bypass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





Ground Floor



1st Floor

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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