



51 Howden Hall Road
LIBERTON | EDINBURGH | EH16 6PL


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Superb sized accommodation is on offer within this traditional detached bungalow which sits within well screened private gardens including a garage and drive.

This light and spacious home would be ideal for a family. Although now requiring modernisation, the accommodation has lots of potential and is ready for the new owner to put their own stamp on it. Public living space includes a generous sized living/dining room with sanded flooring and a triple window formation looking out across the rear garden, a lovely conservatory, and kitchen fitted with features such as under floor heating and integrated appliances and storage units. The impressive principal bedroom has a six pane bay window to front and cupboard storage. There are two further double sized bedrooms and a family bathroom fitted out with a white suite, neutral tone tiling, a mixer shower over the bath, under floor electric heating and towel radiator. Further storage is provided by a good sized cupboard off the hallway and a surprisingly large, floored attic with velux windows. The house sits well back from the road beyond a garden with lawn, mature trees and bushes, flanked by a driveway providing ample off street parking and leading up to the single attached garage. A well stocked private garden with lawn and shed lies to the rear of the property, which is ideal for young children or pets.

- Entrance vestibule and hallway
- Living/dining room
- Kitchen
- Conservatory
- Bay window principal bedroom
- Two further double bedrooms
- Bathroom with mixer shower
- Double glazing
- Gas central heating
- Large attic for storage
- Well screened private gardens front and rear
- Garage and drive
- Easy access to City Centre and Bypass
- Convenient for anyone connected to the Royal Infirmary

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

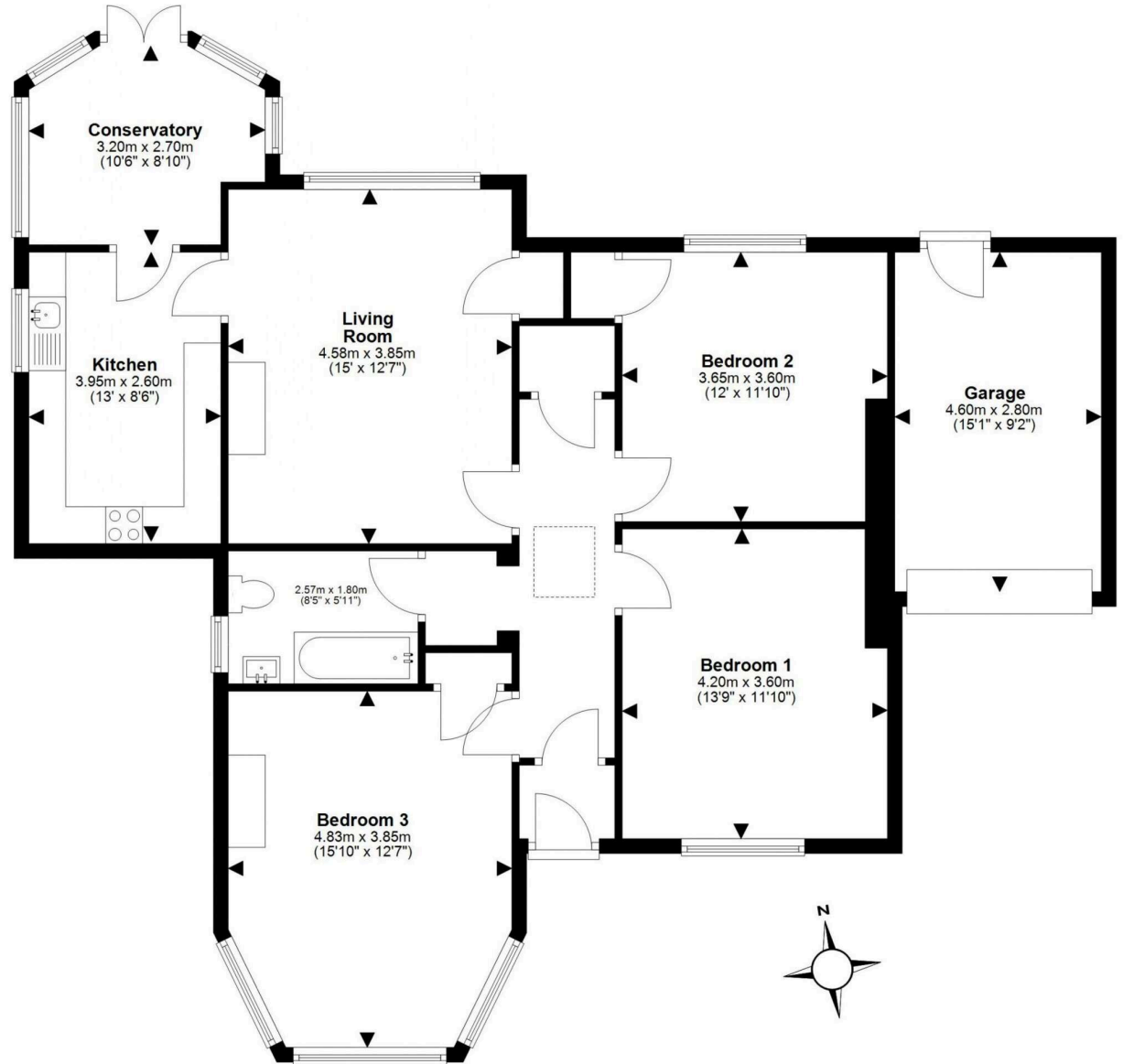


All integrated kitchen appliances, light fixtures, blinds and curtains are included in the sale.

EPC Rating D

Liberton is a sought after suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer 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 by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





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.

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