










Offers Over

**£235,000**

## 39 Howden Hall Loan

Liberton | Edinburgh | EH16 6UY

This spacious and beautifully presented mid-terrace house with two double bedrooms, private gardens and lock-up garage, offers fantastic sized accommodation, pleasantly situated within a quiet cul-de-sac setting in the popular Liberton district of the city, close to excellent local amenities and commuting links.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Private Gardens
-  Lock-up garage
-  EPC Rating – C
-  Council Tax Band – D



## Description

The stylish accommodation in brief comprises; entrance porch leading to welcoming entrance hallway, generously proportioned and bright dual-aspect lounge/dining, modern fitted kitchen with door providing direct access to the private rear garden, two well proportioned double bedrooms and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

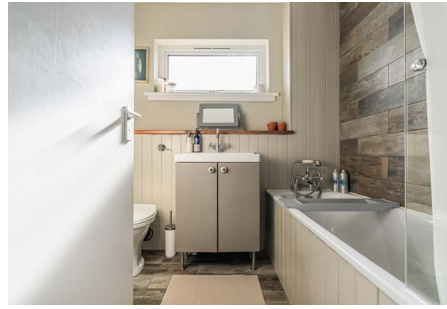
All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, and fridge/freezer.

## Gardens & Garage

There is a lovely, well maintained private garden to the rear which is mainly laid with decking for ease of maintenance. A single lock-up garage can be found within the development together with ample on-street parking.

## Viewing

By appointment through Neilsons on 0131 625 2222.



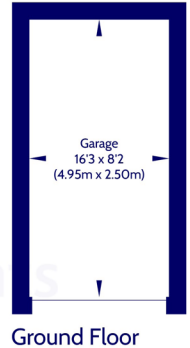
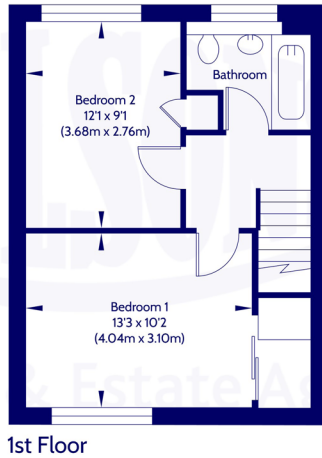
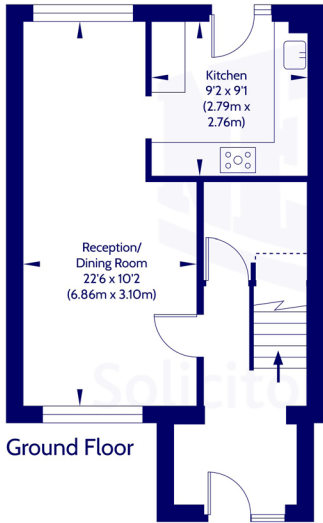


## Location

Howden Hall is a popular residential area on the southern boundary of Edinburgh. Local shops and services cater for everyday needs, and a short drive away there is Cameron Toll Shopping Centre with a range of shops and a Sainsbury's supermarket, and Straiton Retail Park with a variety of larger retail shops including Marks & Spencer Food Hall, Ikea and Costco. Regular buses run to and from the city centre and surrounding areas, and the City Bypass can be easily reached, giving access to the main motorway network, Edinburgh Airport and Fife so ideal for the commuter. The property is also conveniently located for University of Edinburgh Little France, King's Buildings campuses and Edinburgh Royal Infirmary. Leisure options are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills, Hermitage of Braid and Blackford Hill with Gracemount Leisure Centre with pool and fitness complex close by.



Approx. Gross Internal Floor Area 86 Sq M / 925 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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