










Offers Over
£195,000

7 Howden Hall Loan

Liberton | Edinburgh | EH16 6UY

This attractive two-bedroom mid-terrace property offers comfortable, well-proportioned accommodation and is ideally suited to young families, first-time buyers, or professionals seeking a move-in ready home.

The property enjoys a convenient position within an established residential area and benefits from excellent commuting links, making it a practical choice for those travelling for work or leisure.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation is accessed via a welcoming hallway featuring laminate flooring and a carpeted staircase leading to the upper level. To the rear, a bright reception room provides a flexible living and dining space, complete with hardwood flooring, useful storage, and direct access to the private garden, ideal for entertaining or relaxing. The modern fitted kitchen is well equipped with contemporary wall and base units, tiling to splash areas, an integrated gas hob and oven, and space for additional freestanding appliances. Upstairs, the principal bedroom is set to the front of the property and features fitted carpeting along with two sets of built-in wardrobes, offering excellent storage. The second bedroom is positioned to the sunny rear with an open aspect and would make an ideal nursery, study, or home office. The fully tiled bathroom is fitted with a white three-piece suite and includes a thermostatic shower over the bath.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property benefits from a driveway to the front, with additional on-street parking available nearby for visitors. The enclosed rear garden is designed for low maintenance and features a patio area, planted borders, mature shrubbery, and a garden shed.

Viewing

By appointment through Neilsons (0131 625 2222).





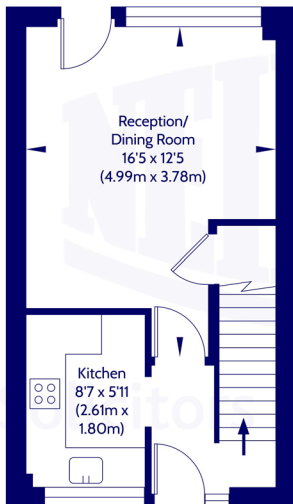
Location

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.

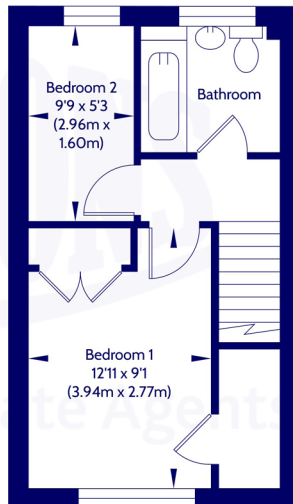




Approx. Gross Internal Floor Area 54 Sq M / 573 Sq Ft.



Ground Floor



1st Floor

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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

