



38 Howden Hall Loan

Howdenhall, EDINBURGH, EH16 6UY



VMH ESTATE AGENTS



Immaculate 2-bed mid terrace with landscaped garden, wood burner & garage

- Sitting/dining room
- Kitchen
- 2 double bedrooms
- Bathroom with 3 piece suite
- Stunning decor throughtout
- Immaculately presented
- Landscaped rear garden with deck
- Garage accessed from the garden
- Multifuel stove
- Gas central heating & double glazing



Offers Over:

£250,000



Further information can be found in the home report.

About the Property

Immaculately presented throughout, this stylish two-bedroom mid-terraced home is offered in true move-in condition.

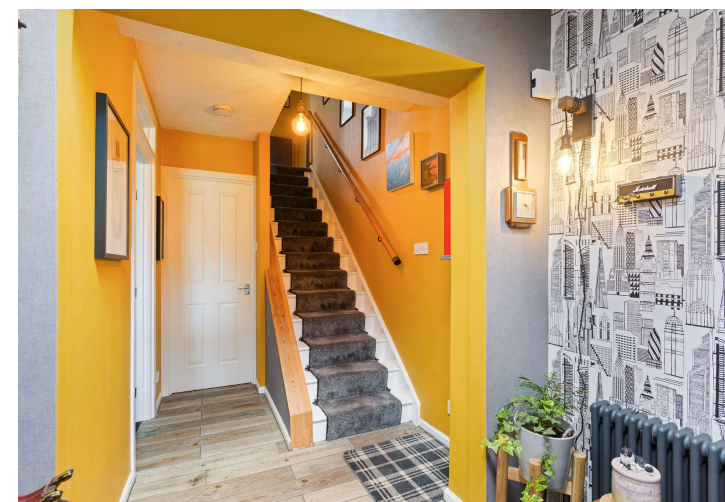
A bright and welcoming living room features a charming wood-burning stove, while the modern kitchen is well-equipped with ample storage. Two well-proportioned bedrooms and a contemporary bathroom complete the accommodation.

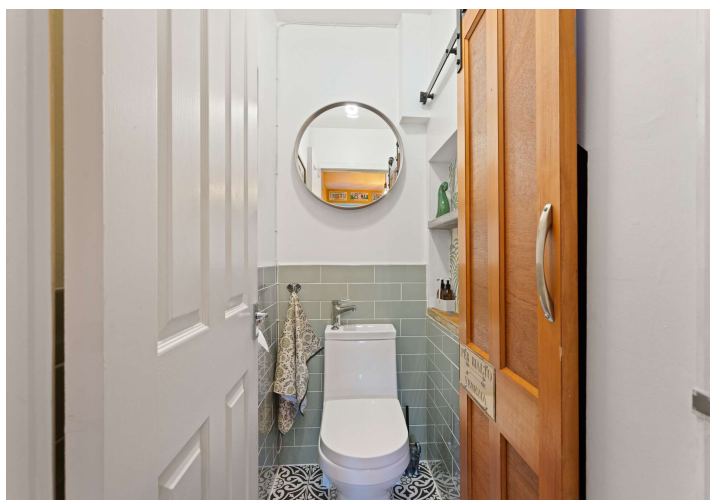
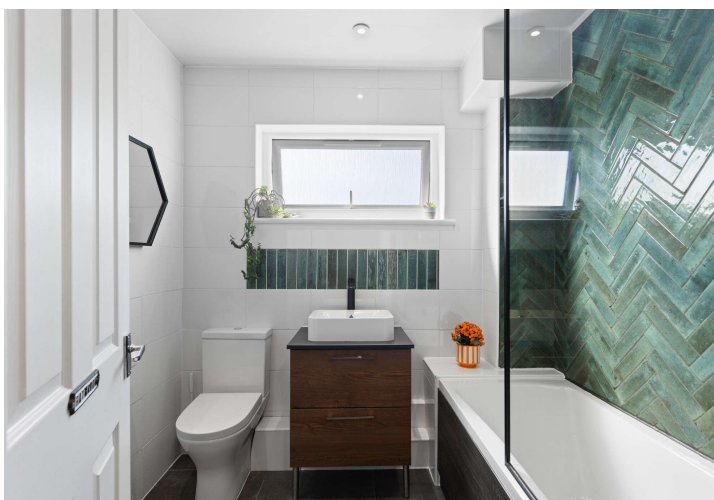
Outside, the beautifully landscaped rear garden provides an ideal space for relaxing and entertaining, and a private garage offers excellent storage or secure parking.

Further benefits include gas central heating and double glazing, making this an ideal home for first-time buyers, professionals or those looking to downsize.

Extras

To include all fitted floor coverings, carpets, curtains, curtain poles & blinds, double oven, hob & extractor hood. Please note the fridge/freezer, washing machine & dishwasher are not included but may be available by separate negotiation.





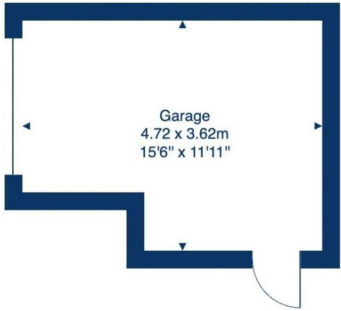
📍 Location

Liberton lies approximately four miles to the south of the city centre where there is a good range of local shopping on hand with additional shopping facilities available nearby at Cameron Toll and Straiton Retail Park. The city centre is easily accessed by car or bus, approximately twenty minutes away, and the Royal Infirmary, Royal Hospital for Children and Young People and the University of Edinburgh King's Buildings are also nearby. Excellent road links are provided by the City Bypass giving access to Edinburgh International Airport, the Queensferry Crossing, the Scottish Borders and East Lothian. Excellent schooling is represented in both the state and private sector.

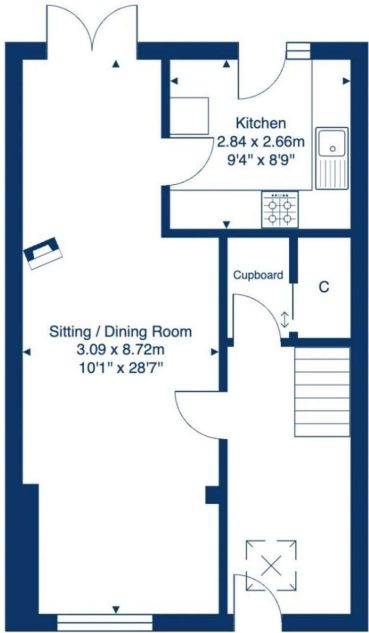




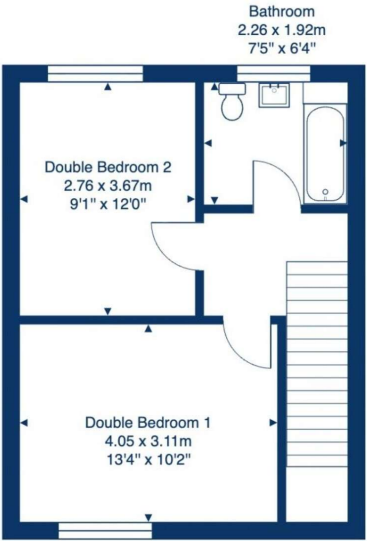
Floor Plan



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Ground Floor



First Floor

Total Area: 80.7 m² ... 868 ft² (excluding garage)
All measurements are approximate and for display purposes only.





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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.