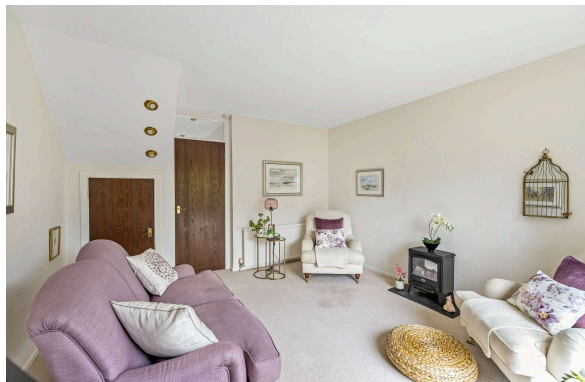




74 Howden Hall Drive
LIBERTON | EDINBURGH | EH16 6UP



74 Howden Hall Drive

LIBERTON | EDINBURGH | EH16 6UP

Set on a quiet tree lined street, moments from excellent amenities, quick transport links and vast open green spaces is this well-presented end terraced house. Boasting private front and rear gardens, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with patio doors to the garden that flood the room with an abundance of natural light, a contemporary kitchen with attractive units and following up a carpeted staircase the upper level enjoys a large double bedroom with deep built in storage, a second single bedroom or ideal home office, nursery or dressing room and the home is completed by a stylish shower room. Externally the long rear garden is a colourful, low maintenance area ideal with a paved section and a shed.

- End terraced house in tranquil tree lined street
- Private front and rear garden
- Close to Royal Infirmary and the Braids
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Two bedrooms
- Stylish shower room
- Gas central heating and double glazing

Council tax band C, energy rating D

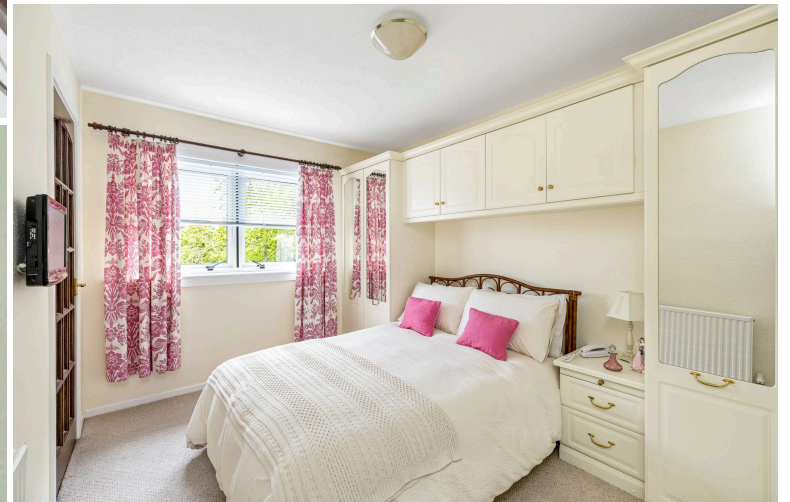
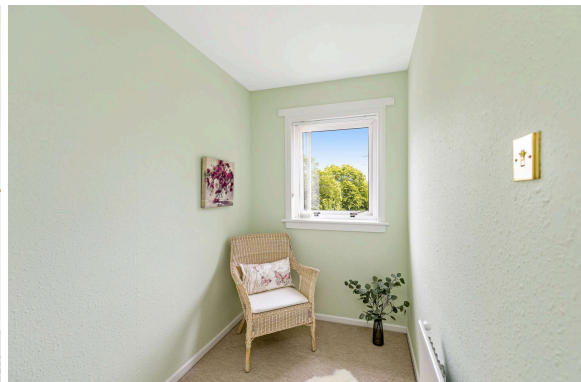
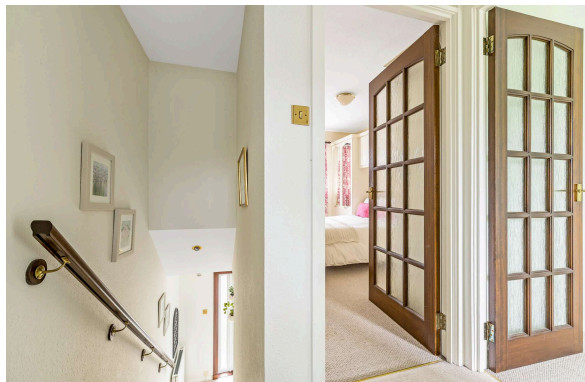
There is no factor fee associated with this property

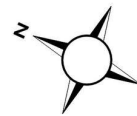
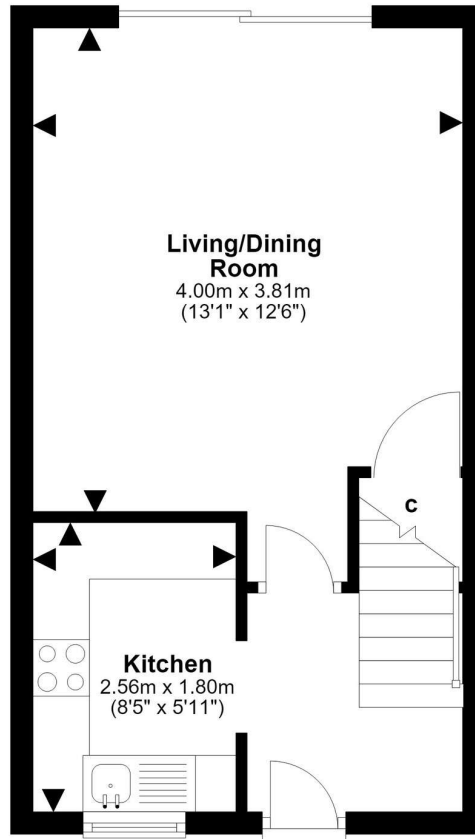
Property sold as seen

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

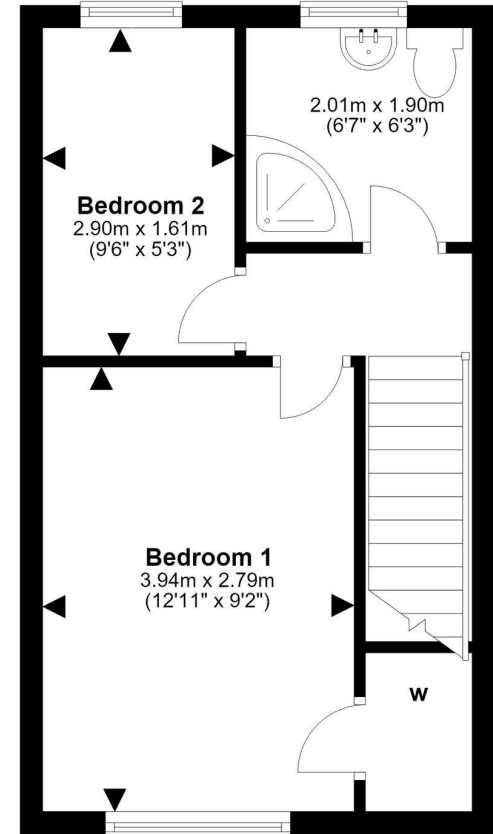


Liberton is a highly sought-after suburb approximately four miles from Edinburgh City Centre. There is an excellent choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre including Sainsburys and a gym. Newington is just a little further afield, with 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.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.