



43 Howden Hall Court  
Liberton, EH16 6UZ

**Deans**   
Solicitors & Estate Agents LLP



## TERRACED HOUSE

- Living Room
- Kitchen
- One Bedroom
- Bathroom
- Private Rear Garden
- Driveway
- Double Glazing & GCCH
- EPC Rating – C



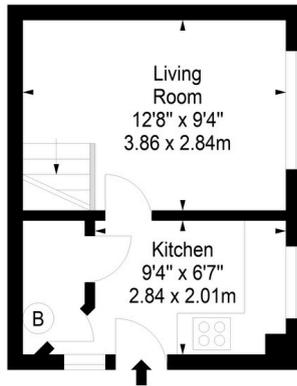
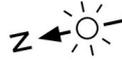
Forming part of a peaceful residential area, this well-presented terraced house is located in the sought-after area of Liberton. The property benefits from close proximity to a wide range of local amenities, along with excellent public transport links to the city centre and surrounding areas. The city bypass is also easily accessible. The accommodation comprises; a welcoming entrance hallway, bright living room with patio doors opening directly onto the rear garden, separate modern kitchen, well-proportioned double bedroom, and a bathroom fitted with a shower over the bath. Externally, there is a private rear garden with a decked patio area, along with a driveway offering off-street parking. The property also benefits from double glazing and gas central heating. Included in the sale are all fitted carpets and floor coverings, curtains, cooker, fridge-freezer, washing machine and wardrobe. Please note that all appliances are sold as seen and are not covered by any warranty.



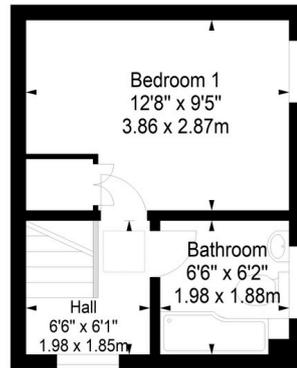
**Howdenhall Court,  
Edinburgh,  
Midlothian, EH16 6UZ**



Approx. Gross Internal Area  
414 Sq Ft - 38.46 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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