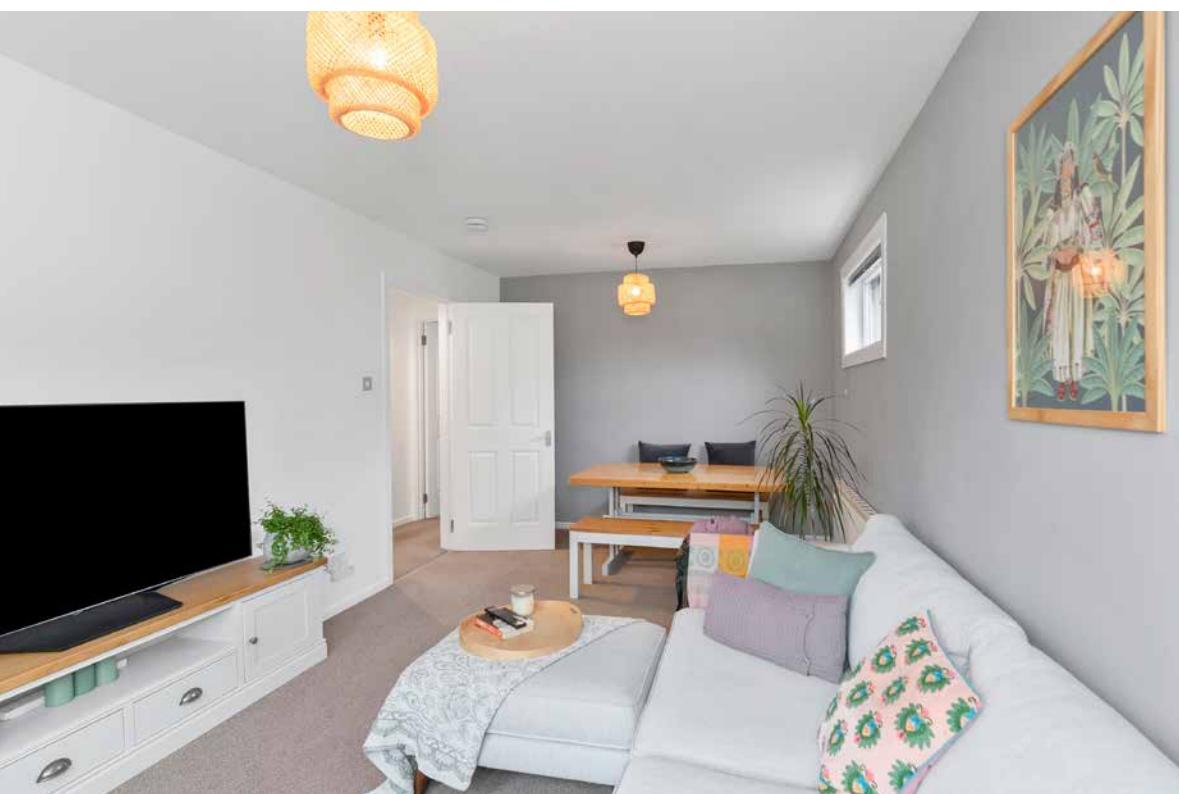




29/3 Howden Hall Court
Liberton, Edinburgh, EH16 6UZ

northwood



Introducing a beautiful two-bedroom ground-floor flat which features stylish interior design, providing a modern home that is move-in ready. Ideal for a wide variety of lifestyles, this property further benefits from a spacious living area, a quality kitchen and bathroom, and ample storage. It also has an allocated parking space. Set on a peaceful cul-de-sac, the home boasts a desirable location in sought-after Liberton as well. It offers easy access to Edinburgh's green belt and the Pentland Hills whilst being just a short 25-minute drive from Edinburgh city centre.

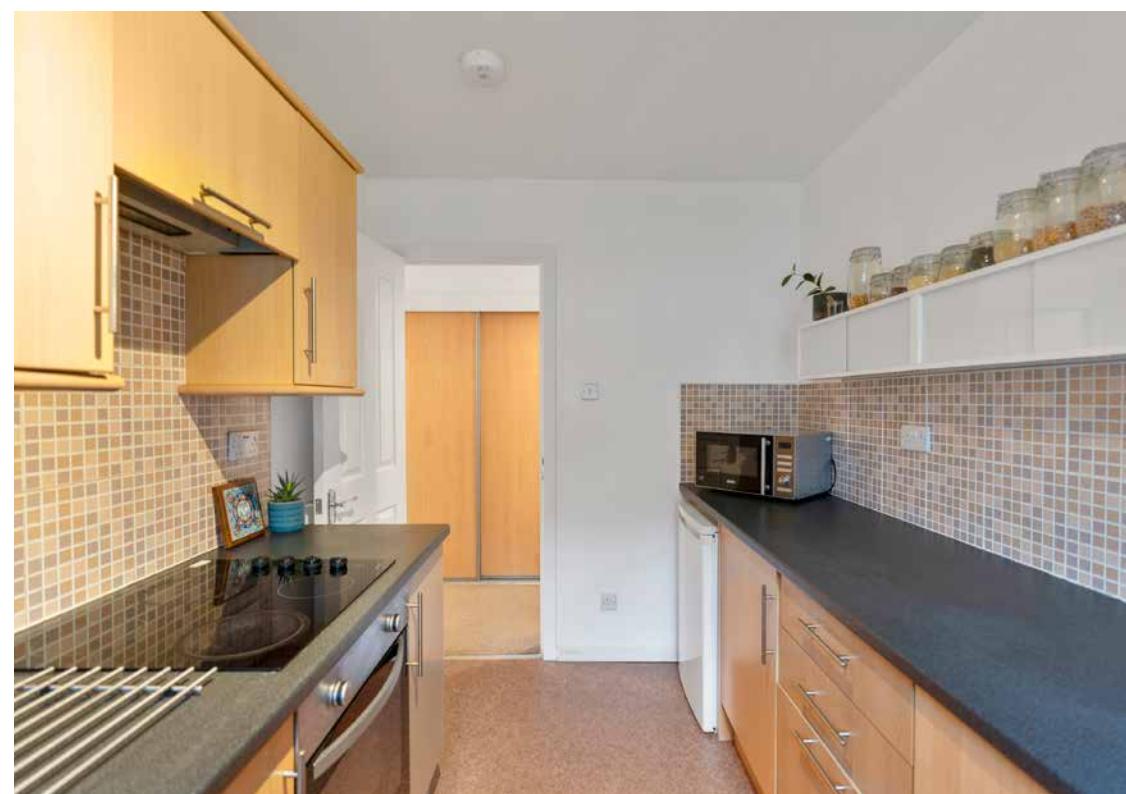
Upon entering the flat, you are welcomed by a neutrally-decorated hall that offers generous built-in storage for coats, shoes, and other belongings. It sets the standards of the accommodation and flows directly into the living/dining room. Here, crisp white décor is paired with soothing grey accent walls and soft carpeting to create an instantly inviting environment that is effective and easy to style. It has a spacious footprint for lounge and dining furniture, and is bathed in warm sunshine from dual-aspect windows to the northeast and southeast. Next door, the kitchen has a popular design that offers superb practicality, coming generously appointed with wood-toned cabinets and sweeping worktops. Mosaic splashback tiles add to the kitchen's neat lines bringing further style and colour to the space as well. An oven, ceramic hob, concealed extractor, and fridge come integrated, with an undercounter freezer and a washing machine also included.

- Ground-floor flat with stylish interiors
- Cul-de-sac setting in sought-after Liberton
- Welcoming hall with generous storage
- Spacious, dual-aspect living/dining room
- Generously appointed kitchen
- Two bedrooms with built-in wardrobes
- White-tiled three-piece bathroom
- Well-maintained communal garden grounds
- Private allocated parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C

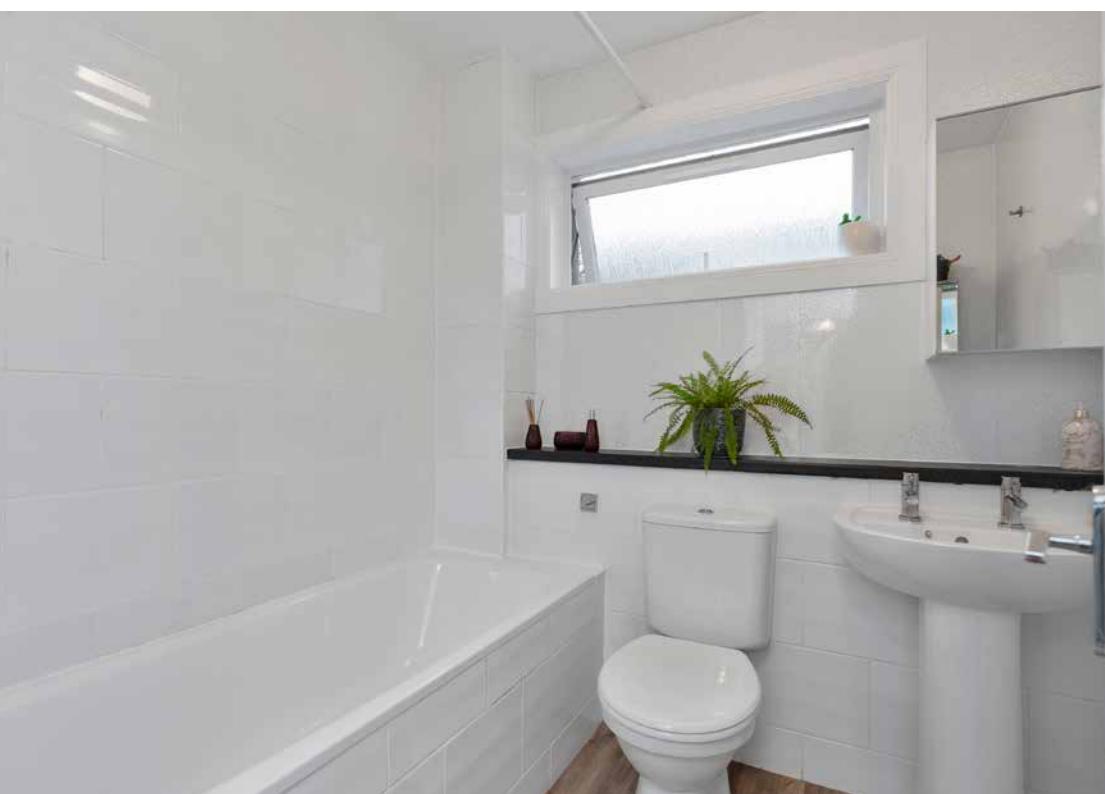




**“Spacious, dual-aspect
living/dining room
and a generously
appointed kitchen”**







Positioned side by side, the two bedrooms both maintain the keen eye for detail, each room further benefitting from a built-in wardrobe. The principal bedroom is a spacious double with a tasteful accent wall, whilst the second bedroom is a versatile space that could work equally well as an office or nursery, meeting different needs and stages of life. Finally, the three-piece bathroom is finished in white tiles and with a granite-effect countertop for a subtle monochrome aesthetic. Gas central heating and double glazing ensure year-round comfort.

Outside, the development provides homeowners with well-maintained communal garden grounds and private parking with an allocated space.

Extras: all fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, a freezer, and a washing machine to be included in the sale.



Liberton, Edinburgh

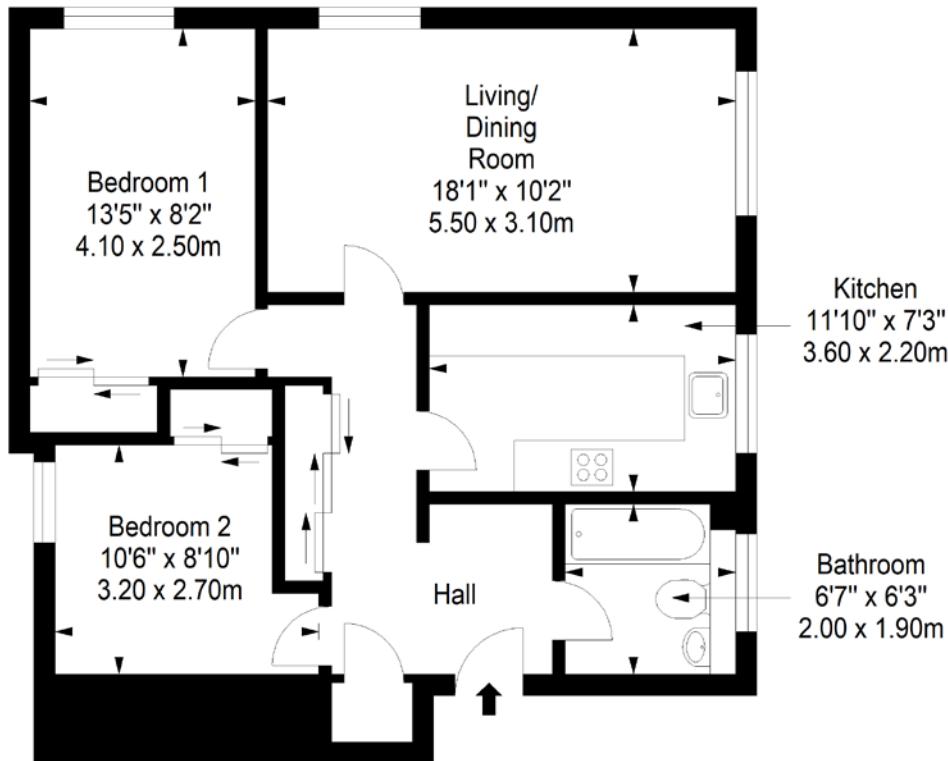
The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.

Floorplan



Ground Floor

Approx. 62.6 sq. metres (673.8 sq. feet)



Total area: approx. 62.6 sq. metres (673.8 sq. feet)