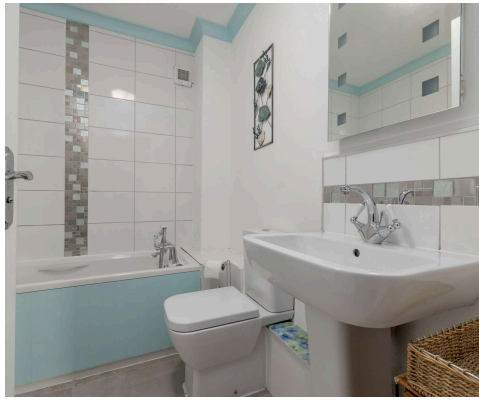


LIBERTON
29/1 HOWDENHALL COURT
EH16 6UZ



EPC RATING: C

OFFERS OVER £145,000



BEAUTIFULLY PRESENTED ONE BED FLAT IN MODERN DEVELOPMENT

Located in the popular area of Howdenhall is this immaculately presented, updated ground floor apartment that would make an ideal home for first time buyers or downsizers. The accommodation comprises a bright sitting room open plan to a well-equipped kitchen/dining area. There is a good-sized double bedroom with fitted wardrobes and a contemporary bathroom. The development is surrounded by well maintained gardens and there is shared off street parking. There are excellent transport links nearby, making it ideal for commuters, and easy access to a wide array of shopping facilities at nearby Straiton Retail Park.

VIEWING

Please Call 0131 4466850

PROPERTY DESCRIPTION

- Vestibule leading to the inner hallway, both doors have been replaced.
- Storage cupboard with split door, shelving and rails for clothes
- Sunny sitting room with large winds overlooking the communal gardens, leading to the
- Kitchen/dining room with excellent range of cream high gloss fitted units, feature tiling & integrated appliances, with space for dining & entertaining. Kitchen has recently being tiled.
- Good sized double bedroom with mirrored fitted wardrobe
- Modern bathroom with bath with mixer tap, sink, wc & heated towel

rail and tiled floors

- Gas central heating from condensing combi boiler located in the kitchen
- Recently renovated Upvc framed double glazed windows
- Well maintained landscaped gardens surrounding the development
- Shared off street parking
- Fee of approx. £65 per annum payable to Alnwickhill Association for maintenance of the grounds

AREA

Howdenhall and adjoining Liberton are desirable residential areas located on the south side of the city. The area is leafy & residential yet is within easy reach of the city centre via regular public transport services and is less than five minutes from the city by-pass. It is a popular and attractive place to live surrounded by lovely open spaces in which to enjoy the outdoors. It also benefits from good access to Edinburgh University King's Buildings, as well as the Royal Infirmary. Straiton retail park is within a few minutes by car and plays host to popular eateries and a wide range of high street stores & supermarkets.

EXTRAS

The blinds/curtains, carpets, light fittings, gas hob, oven, cooker hood, integrated fridge freezer and washing machine are included in the sale. Furniture available by separate negotiation.

HOME REPORT VALUATION

£150,000

Living/dining room/kitchen 19'11 x 13'3 (6.07 x 4.04m)
Bedroom 1 11'9 x 8'9 (3.58 x 2.67m)

Contact:

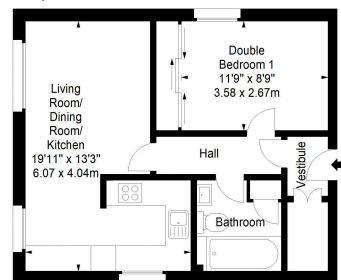
205 Morningside Road Edinburgh EH10 4QP
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F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Howden Hall Court, EH16 6UZ



Approx. Gross Internal Area
485 Sq Ft - 45.06 Sq M
For identification only. Not to scale.
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Ground Floor

espc

rightmove
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