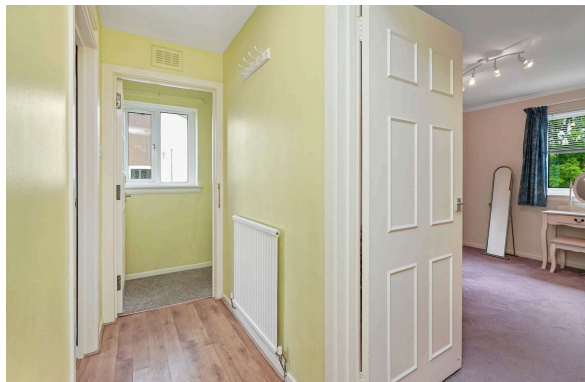




34 Howden Hall Crescent
HOWDENHALL | EDINBURGH | EH16 6UR


warners
solicitors & estate agents



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Well-presented upper villa flat with fully enclosed private garden and lock-up garage, superbly situated in a quiet cul-de-sac in a highly regarded area. This lovely property is offered to the market in walk-in condition. The property features a particularly spacious sunny living / dining room with leafy outlook and bright window, stylish fitted kitchen that currently comprises a gas hob, oven, fan, fridge/freezer and washing machine. There are two well-proportioned bedrooms both with built in storage and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property further benefits from its own private garden, private garage, ample on street parking, double glazing and gas central heating.

- Private entrance stair
- Hallway with storage cupboard
- Sunny spacious living room with leafy outlook
- Fitted kitchen
- Two double bedrooms with built-in wardrobes
- Bathroom with shower over bath
- Private garden
- Gas central heating & Double glazing
- Lock-up garage
- Ample on street parking

Energy rating C, Council tax band D. Factor is managed by Alnwickhill Proprietors Association at an annual fee of around £67.00.

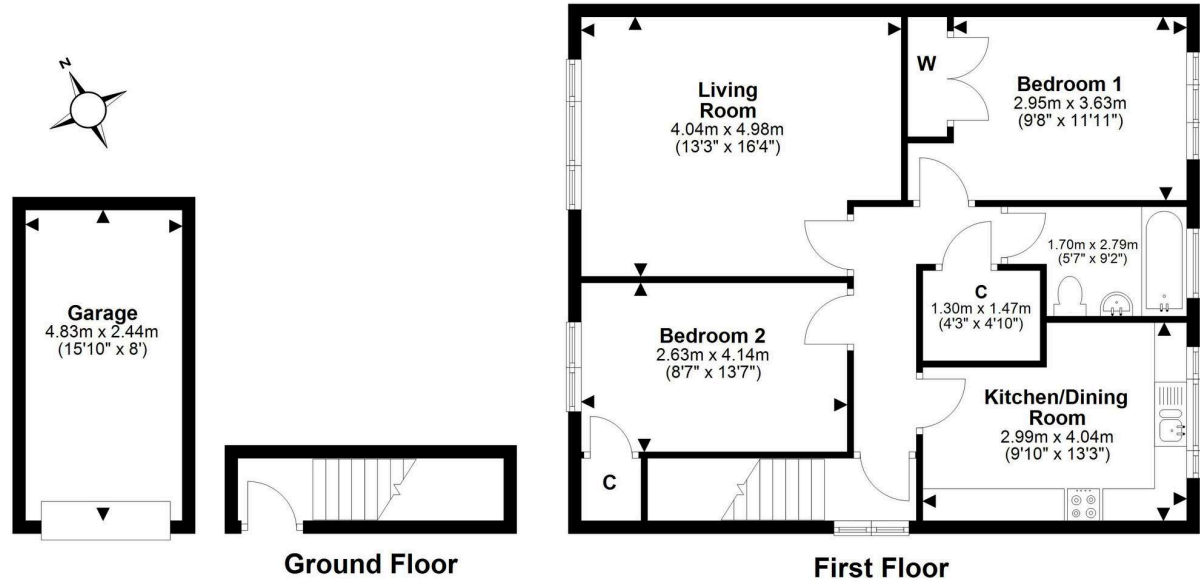
Extras included in the sale are the blinds, curtains, gas cooker, fridge freezer, fridge, king size bed frame and mattress, single bed with mattress, bookcase, vertical cupboard, table and four chairs, small dressing table, microwave, sundry garden chairs, free standing mirror and washing machine.

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



Liberton is a suburb in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury 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.





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.