










Offers Over
£210,000

8 Howden Hall Gardens

Liberton | Edinburgh | EH16 6UN

Attractive and well-proportioned two-bedroom upper villa pleasantly positioned within a quiet residential pocket of the sought-after Liberton area. Close to fantastic amenities and excellent transport links, the property is bound to appeal to a variety of purchasers including first-time buyers and professionals.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  Garage
-  EPC Band - C
-  Council Tax Band - D



Description

An entrance staircase leads up to the first-floor landing and into the main accommodation. The lounge/diner is bright and spacious, enjoying a pleasant front-facing aspect and offering ample room for both lounge and dining furniture. The stylish kitchen is fitted with a range of integrated white goods and finished with modern gloss white units. Partial tiling in the splash areas allows for easy upkeep, and there is space for a breakfast table, making it a practical and sociable kitchen space. Bedroom one is a front-facing double room benefiting from an integrated cupboard, while bedroom two is another comfortable double positioned to the rear and featuring integrated wardrobes with sliding doors. Both bedrooms are well proportioned and offer space for additional freestanding furniture. The hallway also provides access to a useful utility room, fitted with freestanding white goods, tiling in the splash areas, and additional storage units. Attic access is available from here, with the attic being partially floored and accessed via a Ramsay ladder. The bathroom is partially tiled with tiled flooring and fitted with a shower over the bath.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, the property enjoys a rear garden with a large patio area and artificial turf, providing a low-maintenance outdoor space. A single garage offers secure storage and parking with space for a vehicle in front, while unrestricted on-street parking is also available for visitors.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge, freezer, and microwave combination oven, freestanding washing machine, and dryer, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





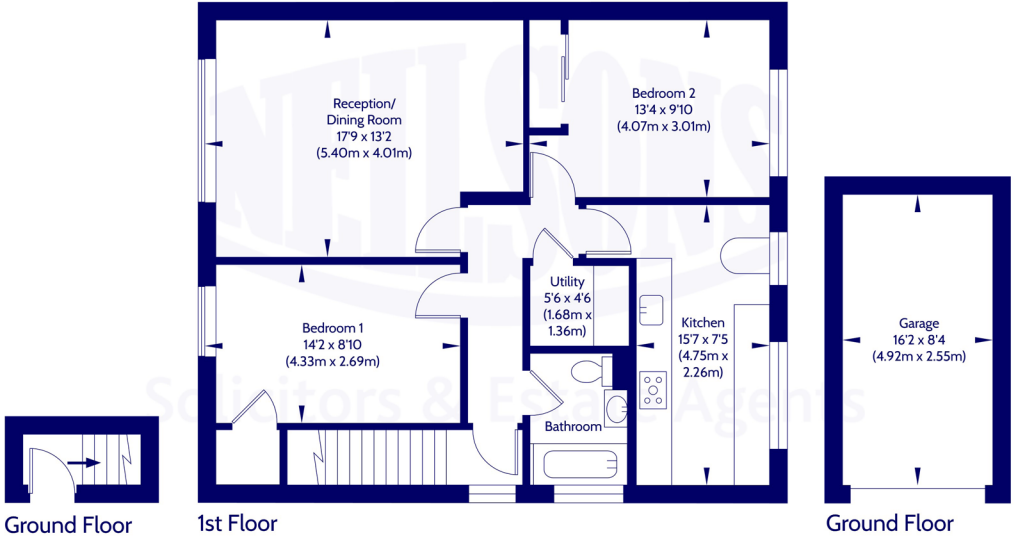
Location

The Howdenhall/Alnwickhill estate forms part of the larger Liberton district of the city lying on the southern boundary of Edinburgh. Local shops and services cater for everyday needs, and a short drive away are Cameron Toll Shopping Centre and Straiton Retail Park housing a variety of larger retail shops Sainsbury's, Marks & Spencer Food Hall, Ikea and Costco. Regular buses run to and from the city centre and surrounding areas, and the City Bypass can be easily reached, giving access to the main motorway network, Edinburgh Airport and Fife so ideal for the commuter. The property is also conveniently located for University of Edinburgh Little France, King's Buildings campuses and Edinburgh Royal Infirmary. Leisure options are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills, Hermitage of Braid and Blackford Hill with Gracemount Leisure Centre with pool and fitness complex close by.





Approx. Gross Internal Floor Area 77 Sq M / 822 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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