

# COULTERS<sup>®</sup>

67 Howden Hall Road  
Liberton, Edinburgh  
EH16 6PP



Located in desirable Liberton, this stone-built, semi-detached cottage exudes period charm with classically-proportioned living space, retained period features, and a delightful walled garden.

Enhanced by contemporary upgrades, the traditional three-bedroom property promises a fabulous home, with access to unrestricted on-street parking, close to excellent local amenities and transport links, and just a few miles from Edinburgh city centre. The property comes with an excellent opportunity to be purchased with all furniture and appliances.

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The property comprises:

- Traditional semi-detached cottage
- Set in desirable Liberton
- Welcoming entrance hall
- Dual-aspect living/dining room
- Contemporary kitchen
- Three airy bedrooms
- Modern three-piece bathroom
- Handy utility/laundry room
- Extensive floored loft
- Private, walled garden
- Substantial garden store
- Unrestricted on-street parking
- Gas central heating
- Secondary glazing on most windows



Bound by an ivy-clad stone wall, the cottage's private garden provides a tranquil approach to its main door. Stepping inside, a bright entrance hall is presented with airy, neutral décor and the handsome timber flooring prominent throughout most of the home. On your left, a dual-aspect living and dining room enjoys leafy garden views via twin sash-and-case windows, with original, working shutters.

Enhanced by smooth cornicing and a striking, period fireplace, flanked by an Edinburgh Press, the classically-proportioned reception room provides generous space for comfortable lounge furniture as well as a dining table and chairs, if desired.



Continuing along the hall, you reach a contemporary kitchen, appointed with light, wood-effect cabinetry, and downlit, black worktops and splashbacks. A six-burner range cooker is framed by a statement extractor hood and a stainless-steel splashback panel, whilst a microwave, a dishwasher, a fridge/freezer, and a fridge are integrated within the design.

A wall-mounted, drop-leaf table promises a perfect setting for casual dining, under garden-facing sash-and-case windows. Accessed from the garden, a utility room houses additional storage and a washing machine.





The home's three bedrooms (all with built-in/fitted storage, two of which being large fitted wardrobes) echo the classic décor and rustic flooring of the living accommodation, and promise tranquil sleeping areas or functional home office space, with ample room for freestanding furnishings.

Finally, a three-piece bathroom, enveloped in stylish aqua-panelling, features a bathtub with an overhead shower, a WC, and a basin set into storage.

Gas central heating is found throughout and most of the windows enjoy secondary glazing, whilst an extensive, floored loft, with power and light, provides excellent additional storage.

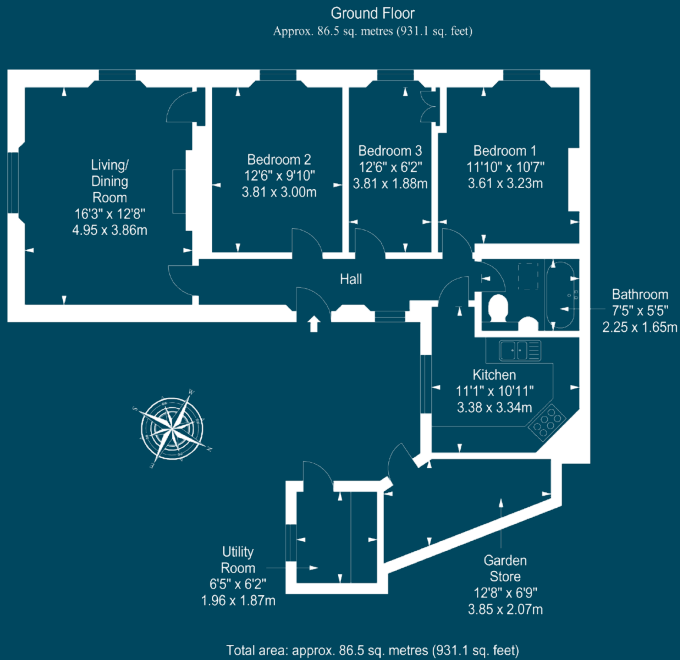


The cottage's private walled garden is a spacious area, mostly laid to lawn, with paved seating areas, and features a substantial garden store. Unrestricted on-street parking is available adjacent to the property.

Extras: Included in the sale are all fitted floor coverings, window coverings, light fittings, furniture and appliances.

## 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.



# WELCOME HOME<sup>®</sup>

### Terms & Conditions

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 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.

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