



34 Howden Hall Loan

Liberton, Edinburgh, EH16 6UY

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Summary

Set on a peaceful cul-de-sac in Liberton, this charming, three-bedroom, mid-terrace house forms part of a family-friendly residential development. It is well-presented throughout with modern interior design, and it is flanked by neatly kept gardens, including a lovely front garden and an enclosed rear garden framed by leafy plants. Set within easy reach of Edinburgh's picturesque Green Belt, the home will certainly appeal to families, first-time buyers, and professionals.

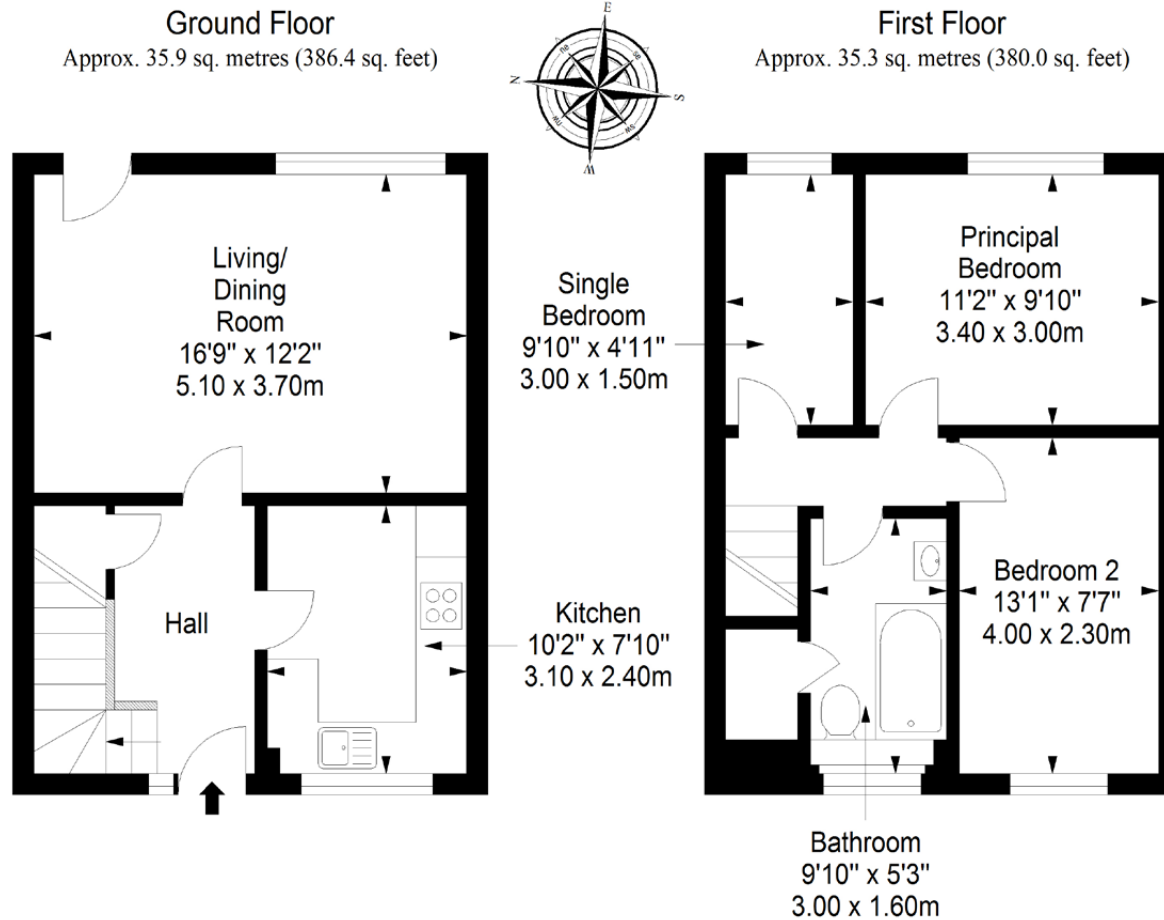
Extras: all fitted floor and window coverings, light fittings, an integrated double oven and ceramic hob and a dishwasher to be included in the sale. The washing machine and a freestanding fridge/freezer are available by separate negotiation.

Features

- Mid-terrace house in move-in condition
- Situated in popular Liberton
- Entrance hall with a cupboard
- Living/dining room with garden access
- Kitchen with excellent cabinet storage
- Three attractive bedrooms
- Chic bathroom with overhead shower
- Private front and rear gardens
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C



Floorplan



Total area: approx. 71.2 sq. metres (766.4 sq. feet)

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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