



**boyd** property

52 Howe Park  
EDINBURGH | EH10 7HG

# 52 Howe Park

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## Description

Boyd Property are delighted to present to the market this beautiful, well proportioned, extended semi-detached house, situated below the picturesque Pentland Hills in Edinburgh's popular Fairmilehead. With excellent local amenities, the surrounding picturesque open countryside, well-regarded schooling and the city centre in easy reach, it is a must see. The house occupies an enviable position, located in a peaceful cul-de-sac. The property is offered to the market in excellent order and the accommodation is set over two floors and briefly comprises: an entrance hall, open plan lounge/dining room with conservatory off, there is a large kitchen fitted with sleek base and wall mounted units with complimentary worktop surfaces and breakfast nook. A carpeted staircase leads to the upper landing which gives access to three good sized bedrooms and a contemporary family bathroom, that is fitted with a white three-piece suite with mains operated shower over the bath and glass screen. The property further benefits from gas central heating, double glazing, and good storage facilities. Externally there are beautifully maintained private gardens to the front and rear with its own private bar, log fire and summerhouse. There is a large driveway to the front for multiple vehicles. Viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

## Location

Fairmilehead is a popular residential area south of Edinburgh's city centre at the foot of the Pentland Hills. The property benefits from excellent local amenities with both Morrisons and Aldi within walking distance as well as a local bar and restaurant, the Hunters Tryst. Further independent retailers, cafés and bars are found in nearby Morningside or Colinton Village which are both easily reached by car or bus. Swanston Golf Club (with its bar and restaurant), Charwoods bar and restaurant and the foothills of the Pentland Hills Regional Park are within walking distance with the Braid Hills and Mortonhall golf course, Blackford Hill, Hermitage of Braid and Midlothian Snowsports Centre a short drive. It is ideally situated for Heriot-Watt University, Napier University and the University of Edinburgh, as well as The Royal Infirmary at Little France. Regular bus routes take you quickly from Howe Park into Morningside and onto Edinburgh's city centre, with alternative routes going via Craiglockhart and directly to Haymarket. There is also a direct bus to the airport. Straiton Retail park is also only a short drive. Schooling includes Pentland Primary School and Firrhill High School. Edinburgh private school options including Merchiston Castle School and George Watson's College are within easy reach. The proximity of the City Bypass makes it an ideal location for commuters.

## Extras

All fitted floor coverings, integrated appliances in the kitchen and the garden shed.

## Price & Viewing

For price and viewing information contact Agents.

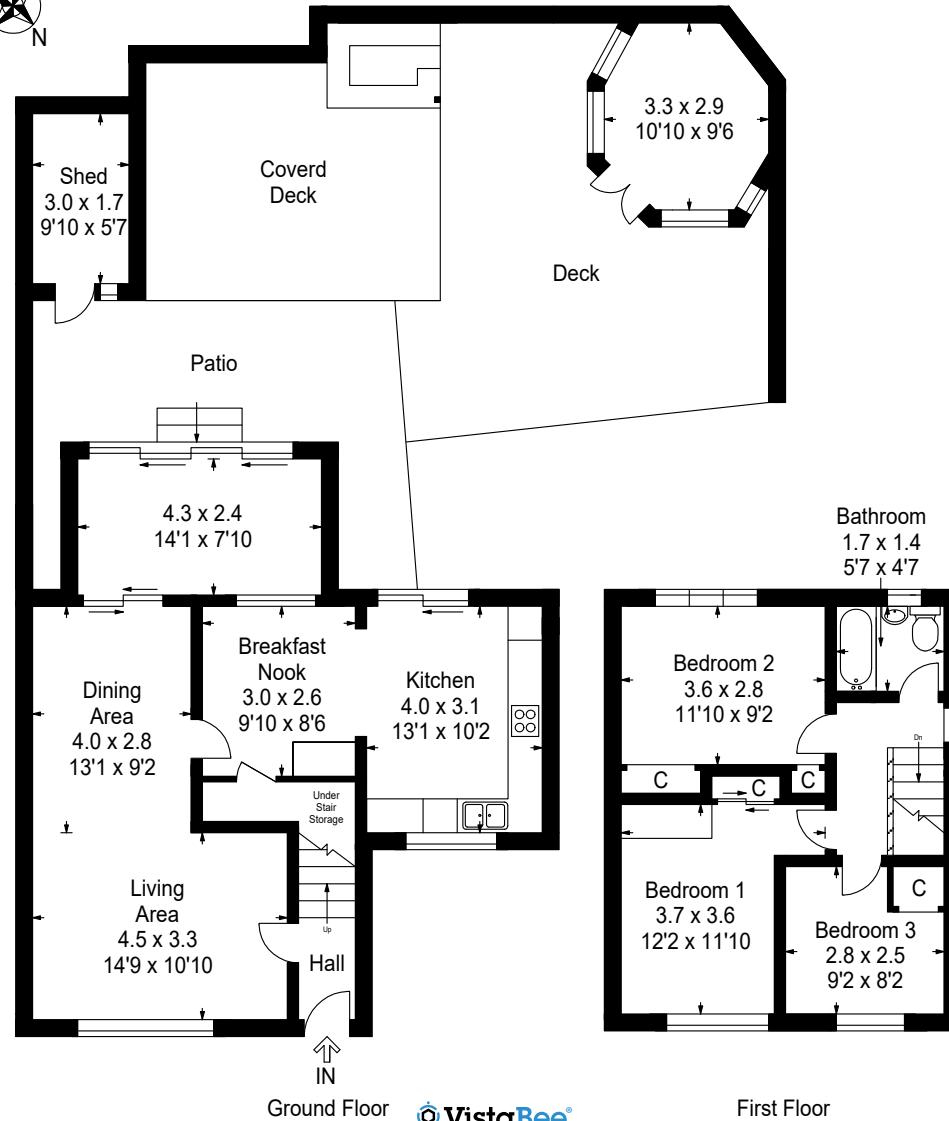


## Features

- Cul-de-sac setting
- Sought after location
- Surrounding picturesque open countryside
- Well-regarded schooling
- Entrance hall
- Lounge/Dining room
- Conservatory
- Kitchen/Breakfast nook
- Upper landing
- 3 Bedrooms
- 1 Bathroom
- Double glazing
- Gas central heating
- Private gardens to front and rear with outdoor bar & log fire
- Summerhouse
- Driveway

“A beautiful, well proportioned, extended semi-detached house, situated below the picturesque Pentland Hills in Edinburgh's popular Fairmilehead.”





Approximate Internal Floor Area 1152 Sq Ft / 107 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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