

**2 Howden Hall Crescent
EDINBURGH EH16 6UR**

Offers Over £210,000

- Large living/dining area featuring an electric fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven
- Two double bedrooms with master featuring fitted wardrobes
- Bathroom fitted with three-piece suite and electric shower over the bath
- Large cupboard offering access to partially floored attic
- Gas central heating and double glazing throughout
- Private front garden
- Single garage and off-street parking



1



2



1



EPC C



Upper Flat

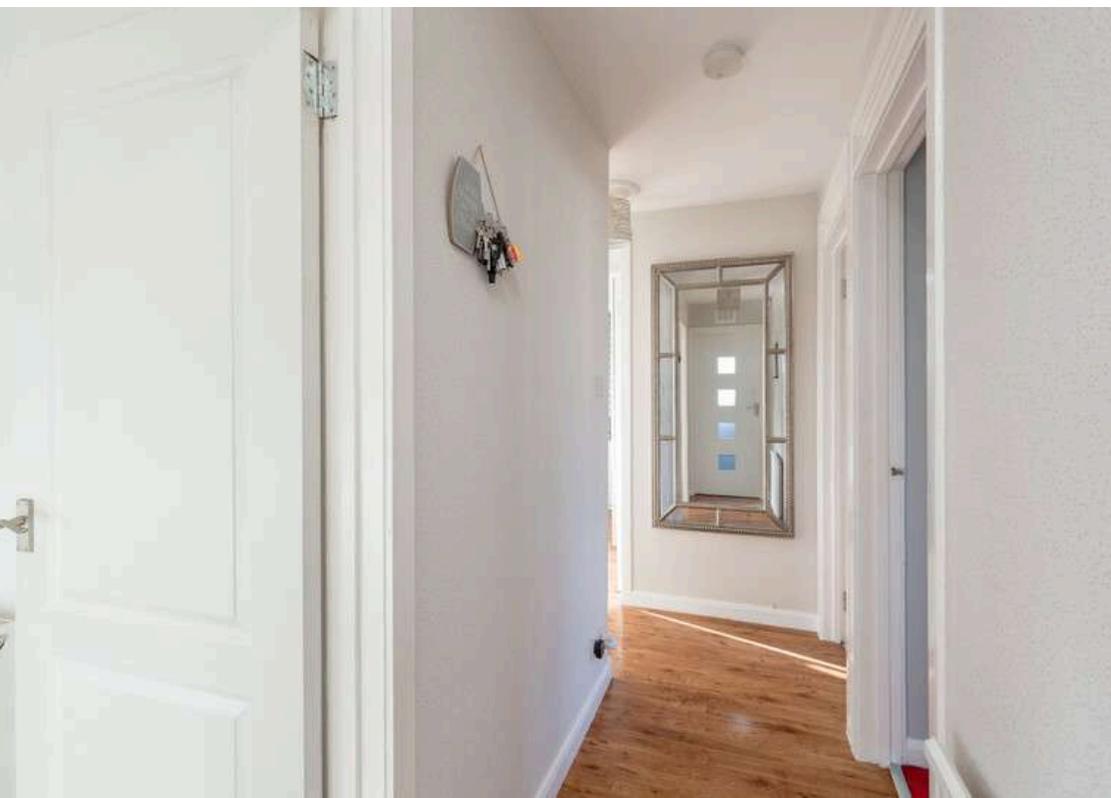
Blair Cadell are delighted to bring to market this immaculate upper flat in the heart of Liberton. With a large living area and two double bedrooms, the property would be ideal for the first time buyer or young professional and must be viewed.

The accommodation comprises of a large living/dining room featuring and electric fireplace that is the perfect place for hosting friends and family. A galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods which are available by separate negotiation. There are two generous double bedrooms with the master featuring built in wardrobes. A family bathroom fitted with a three-piece suite and an electric shower over the bath along with a useful vanity unit. The hallway has a large cupboard offering plenty of useful storage space and allows access to a partially floored attic. The property benefits from gas central heating and double glazing throughout for maximum efficiency. A private south facing garden area to the front of the property which is a lovely sun trap laid with stone for easy maintenance and featuring a useful garden shed. Single garage with off-street parking in front of it as well as an additional shed for storage space. *No warranties given for systems or appliances*

Howden Hall is located to the south of the city, in a quiet part of the Liberton district. There is a frequent bus service nearby running to and from the city centre. The city bypass is a short drive away, and leads towards the airport, central belt motorway network and the South Gyle. The University of Edinburgh's King's Buildings campus is within easy walking distance, and the Royal Infirmary is only a few minutes by car. Locally there are shopping facilities in the nearby Cameron Toll, plus a Morrisons superstore and the Straiton Retail Park are only a short drive away. The area is served by primary and secondary schools, both of which are close by. Recreational facilities include Liberton Golf Club, Braid Hills public golf course, horse riding, Hillend Ski Centre, and walks on Blackford Hill and in the Pentland Country Park.

Viewing by appointment 0131 337 1800





**Howden Hall Crescent,
Edinburgh,
Midlothian, EH16 6UR**



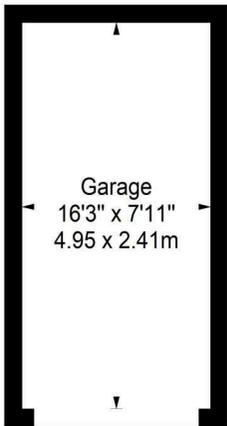
Approx. Gross Internal Area
834 Sq Ft - 77.48 Sq M

Garage

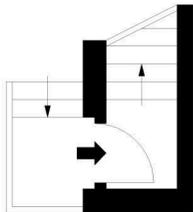
Approx. Gross Internal Area
130 Sq Ft - 12.08 Sq M

For identification only. Not to scale.

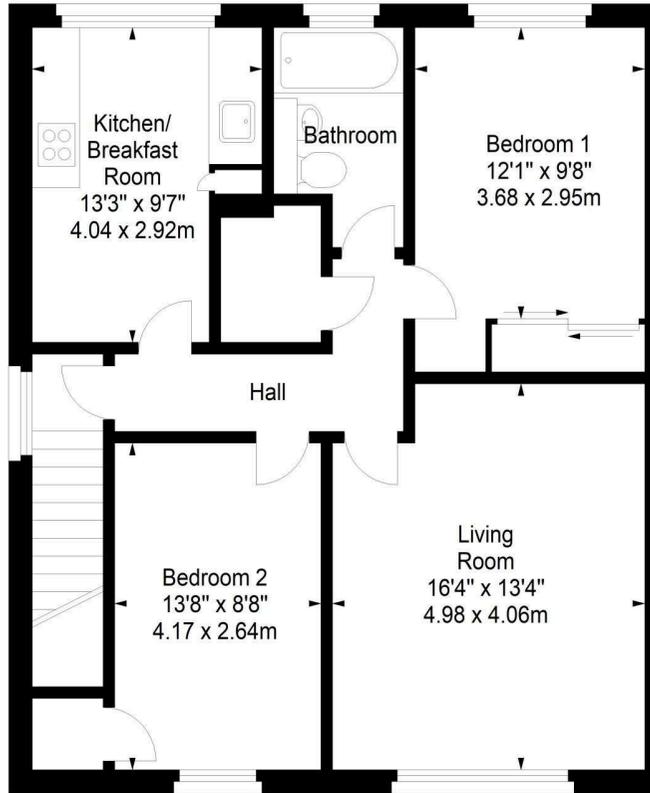
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Ground Floor



Ground Floor Entrance



First Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

