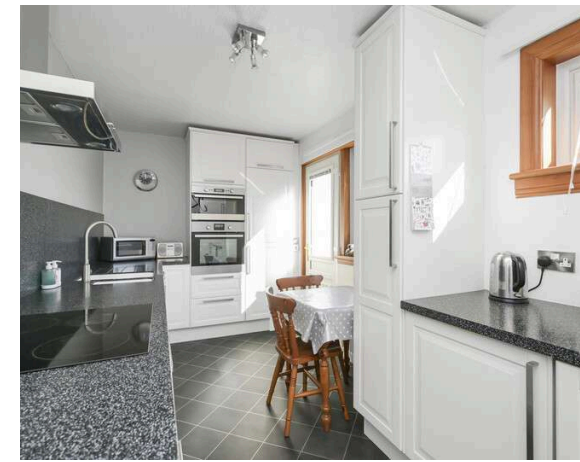




5 Howden Hall Gardens, Edinburgh, EH16 6UN

www.mcdougallmcqueen.co.uk



One for your viewing list, this charming main door, two bedroom lower villa with private gardens and a single garage offers bright and spacious accommodation making this an excellent opportunity for the first time buyer and small families alike. The property is set in a quiet cul-de-sac which is pleasantly positioned at the edge of Alnwickhill forming part of a sought-after residential development close to many local amenities and transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with a useful storage cupboard.
- Bright and spacious front facing living/dining room.
- Breakfasting kitchen with a range of wall and base units along with integrated appliances, door accesses the rear garden.
- Rear facing double bedroom with built in wardrobe storage.
- Front facing double bedroom with built in wardrobe storage.
- Bathroom with WC, wash hand basin, bath with shower over.
- Shower room.
- Gas central heating.
- Double glazing throughout.
- Private gardens to the front and rear, garden shed.
- Communal driveway.
- Single garage (second on the right).
- Further on street parking.



Location

The property is set on a quiet residential cul-de-sac, with charming central green area with ample parking, only a short distance from the lovely open parklands of the Hermitage of Braid Hills. It is well served by a variety of local amenities and is only a short distance from both Cameron Toll Shopping Centre, with a good selection of cafes, shops and supermarkets and Straiton Retail Park with homewares and large superstores. Local sports facilities are close by at Gracemount Leisure Centre, and Liberton Golf Course is also within easy reach. For families, Frogston Primary and Gracemount High School are both within catchment and there is easy access to the Royal Infirmary and Liberton Hospital. For those commuting into Edinburgh City Centre a variety of buses pass along neighbouring Liberton Brae and for the motorist, the A701 leads directly to the city bypass and quick links to Scotland's central motorway network

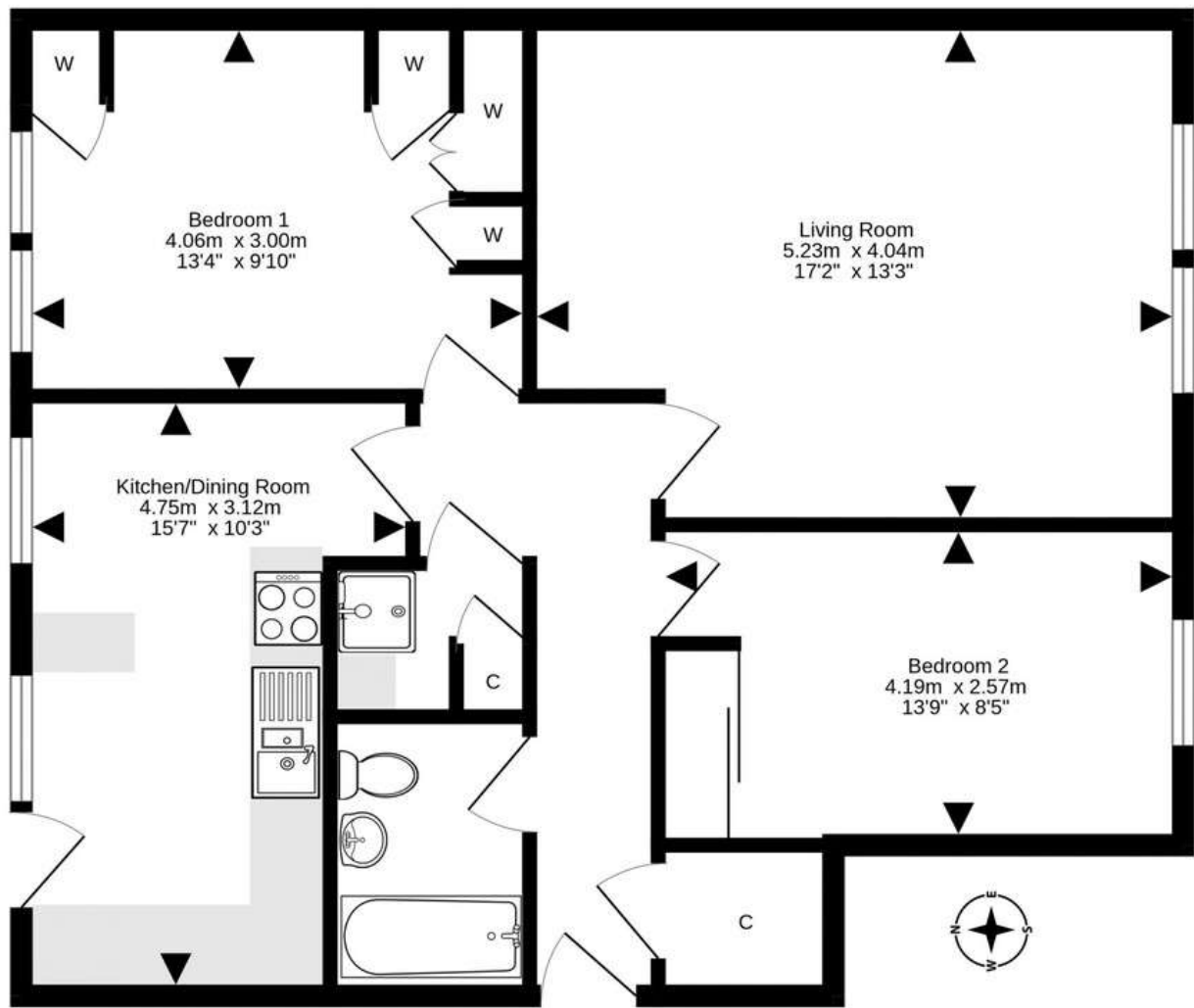
Extras

Included in the sale are the integrated kitchen appliances including washing machine, fridge/freezer and dishwasher, fixtures & fittings and floor coverings. Please note, there is no building warrant for the shower room.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

