



167 Howden Hall Drive, Edinburgh, EH16 6YQ

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Two bedroom end of terrace property arranged over two floors offering bright and spacious accommodation which would now benefit from some upgrading, the property has the additional benefit of a conservatory giving direct access to the rear garden. The property is quietly located in the popular residential area of Howden Hall close to many local amenities and transport links. An early viewing is recommended.

- Entrance hallway.
- Living room with a useful understairs cupboard, door to conservatory.
- Fitted kitchen with a range of wall and base units, white goods included.
- Conservatory to the rear allowing direct access to the rear garden.
- Upper landing with hatch to attic storage.
- Double bedroom front facing with built in wardrobe storage, cupboard with tank and boiler.
- Single bedroom rear facing with built in storage.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing throughout.
- Private gardens to the front, side and rear with three sheds included.
- Allocated parking space with further on street parking.



Location

The property is set on a quiet residential 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

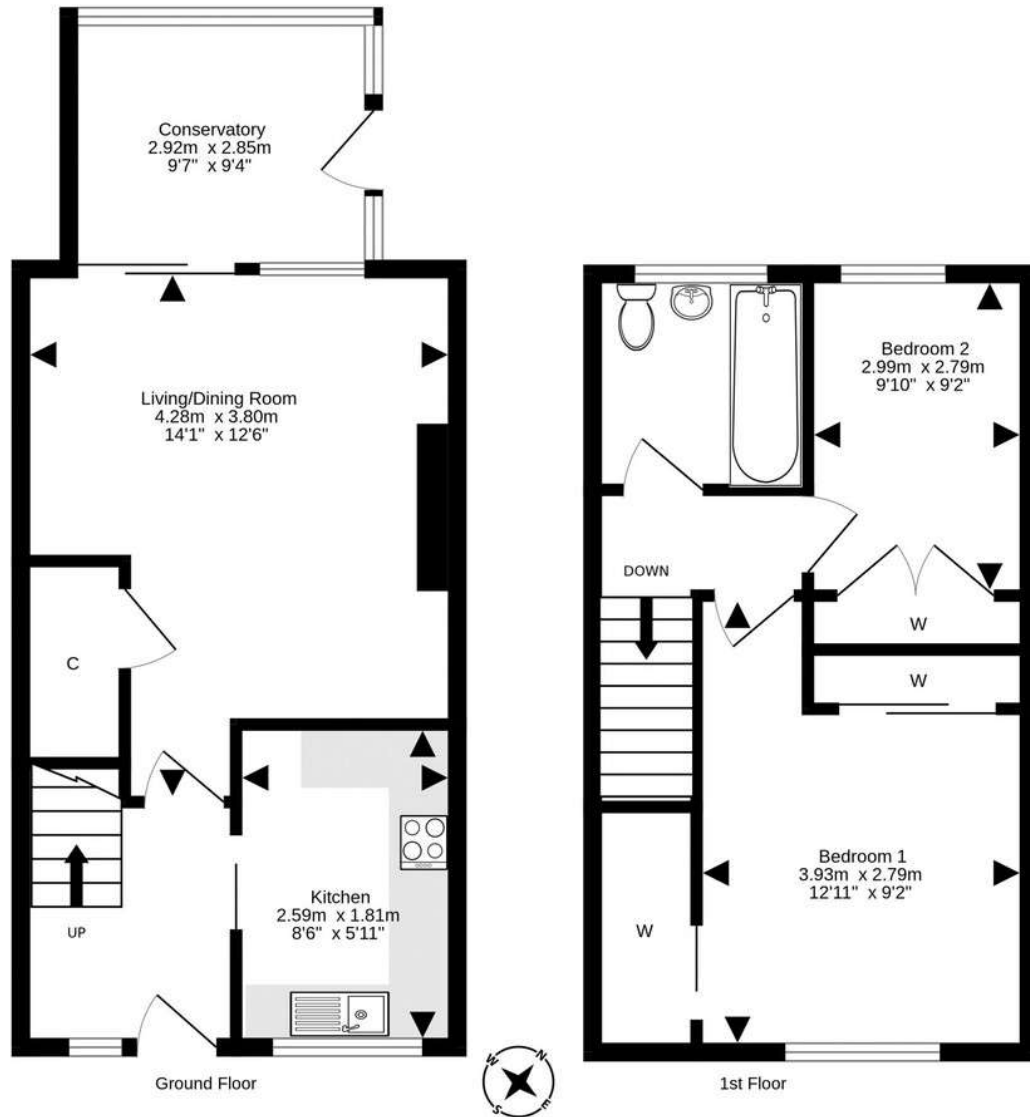
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

Price & Viewing

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

EPC Band - D



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.

