

ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341

Email: property@allingham.co.uk



espc

90 Howden Hall Drive, Edinburgh, EH16 6UP

1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: F

Location

Howdenhall is a popular residential area lying on the southern outskirts of the city, approximately four miles from Edinburgh city centre.

Local convenience shopping is available nearby with a wide range of major retail outlets at the Cameron Toll Shopping Centre and the impressive Straiton Retail Park, which includes a Marks & Spencer, an array of coffee shops, a Sainsbury's supermarket, and a large Ikea store all just a short drive away.

Schools catering for all age groups are easily accessible and various leisure opportunities are available in the surrounding area. Nearby are a range of delightful walking areas such as Liberton Park, Blackford and The Braid Hills, and activities such as horse riding and golfing are also within close range.

A frequent public transport service operates to many parts of the city, making the property ideal for commuting. The city bypass is also easily accessible linking with major motorway networks, the Edinburgh Airport and Gogarburn.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Delightful end terraced house.

Ideal opportunity for renovation to suit individual tastes. Well suited to first time buyers and investors.

Two bedrooms, a spacious master and bright second bedroom.

Well proportioned living room with direct access to back garden.

Kitchen with ample worktop and storage space.

Entrance hall.

One bathroom with W/C.

Large windows throughout property affording plenty of natural light.

Landscaped gardens to front and rear of property.

Partial electric heating system.

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ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

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BUCKSTONE

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
56m²

