










Offers Over

**£300,000**

## 112 Howdenhall Drive

Howdenhall | Edinburgh | EH16 6UX

Spacious and well presented semi detached house offering private gardens and off street parking is situated in sought-after and established development. With excellent transport links and amenities within a short distance the property is sure to appeal to a growing family.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

In brief the accommodation comprises; welcoming hallway with staircase, storage and convenient WC; dual aspect reception room with a focal fireplace, dining space and double glass doors allowing for direct access to the garden. Off the reception is the generous fitted kitchen offering a range of wall and base units, breakfast bar, tiling to splash areas and a separate utility room. To the front of the property is a second lounge area, which could quite easily be a formal dining room or an additional bedroom. The principal bedroom features a triple mirror fronted built in wardrobe and en-suite shower room with a white two piece suite, vanity storage and a cubicle housing a thermostatic shower. To the front aspect is a further double bedroom with a neutral decor and two further well proportioned bedrooms overlook the rear garden. The recently installed family bathroom showcases a crisp white three piece suite, a dual rainfall shower over the bath and finished with acrylic wet wall panels all round and heated chrome towel rail.





## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Driveway

The rear garden is split into three zones with a deck leading to a large patio area, making this section a great spot for outside entertaining. Beyond is a lawn which is highly decorative with mature plants and flowers. To the front is a monoblock driveway suitable for two vehicles.

## Viewing

Please contact Neilsons on 0131 625 2222.





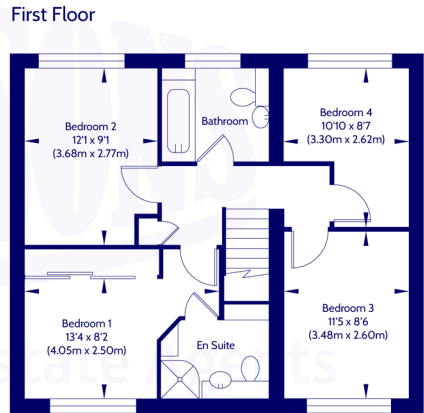
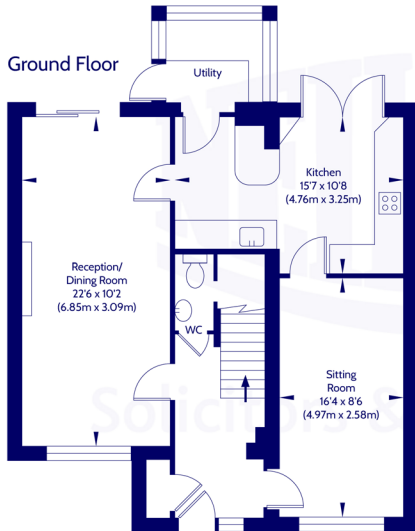
## Location

Howdenhall Drive is situated in the popular Liberton district of Edinburgh which lies approximately four miles south of the City Centre. Liberton offers easy access to a good assortment of pleasant outdoor spaces including The Braid Hills. Education is well catered for from primary to secondary level and there are a variety of leisure opportunities in the surrounding area including Liberton and Braid Hills Golf Courses. The accommodation is within close proximity to excellent commuter links to Edinburgh City Centre and beyond via the City by Pass and a frequent bus service. There are some local shops nearby to meet day to day needs and further amenities can be found at Straiton Retail Park and Cameron Toll shopping centre which is only a short drive away.





Approx. Gross Internal Floor Area 121.41 Sq M / 1306 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

