





Welcome to Howden Hall Drive, this delightful two bedroom terraced villa offers bright and spacious accommodation suited to the first time buyer, or investment opportunity. The property further benefits from an enclosed rear garden, private garden to the front along with an allocated parking space. The property is quietly located in the popular residential area of Howden Hall close to many local amenities and transport links. Presented to the market in good order throughout.

- Entrance hallway.
- Rear facing living/dining featuring direct access to the rear garden.
- Fully fitted kitchen with a range of wall and base units, sale to include all white goods.
- Upper landing with hatch to attic storage.
- Double bedroom front facing with a large storage cupboard.
- Single bedroom rear facing.
- Bathroom comprising WC, wash hand basin, bath with shower over, ladder radiator.
- Enclosed rear garden, private garden to the front.
- Allocated parking space with further on street parking available.
- Gas central heating.
- Double glazing throughout.

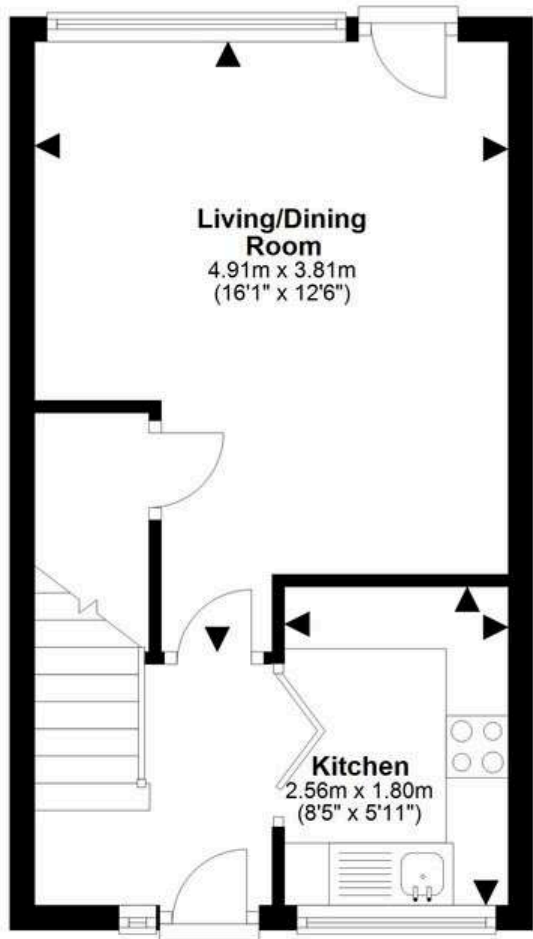


Location

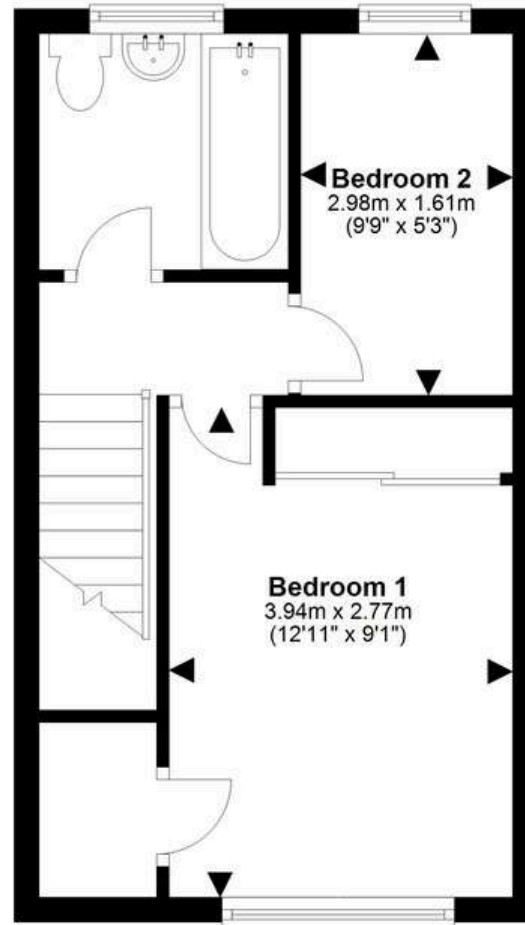
The property is set in a quiet residential area with ample parking, only a short distance from the lovely open parklands of the Hermitage of Braid Hills. It is well served by a variety of local amenities and is only a short distance from both Cameron Toll Shopping Centre, with a good selection of cafes, 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 Included in the sale are the kitchen appliances, all curtains & blinds where fitted and all fixtures & fittings. Some items of furniture will be included in the sale.

Price & Viewing For price and viewing information or further details on this property please contact agent
EPC Band - C



Ground Floor



First Floor



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

