

23 Howden Hall Way

LIBERTON, EDINBURGH, EH16 6UW



*SPACIOUS TWO BEDROOM
LOWER VILLA*



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McEwan Fraser Legal is delighted to present this two-bedroom lower villa flat, presented to the market in good condition however, would benefit from modernisation throughout. Offering a great opportunity as a downsize, first buy or upsize.

Inside, the property comprises of:

- Fully equipped kitchen which is generously proportioned and provides access to the private rear garden
 - Spacious living area which offers ample dining and living space
 - The property benefits from two generous bedrooms, both of which are double in size
 - There is one main bathroom which is fitted with a three-piece shower suite
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Bedroom 1

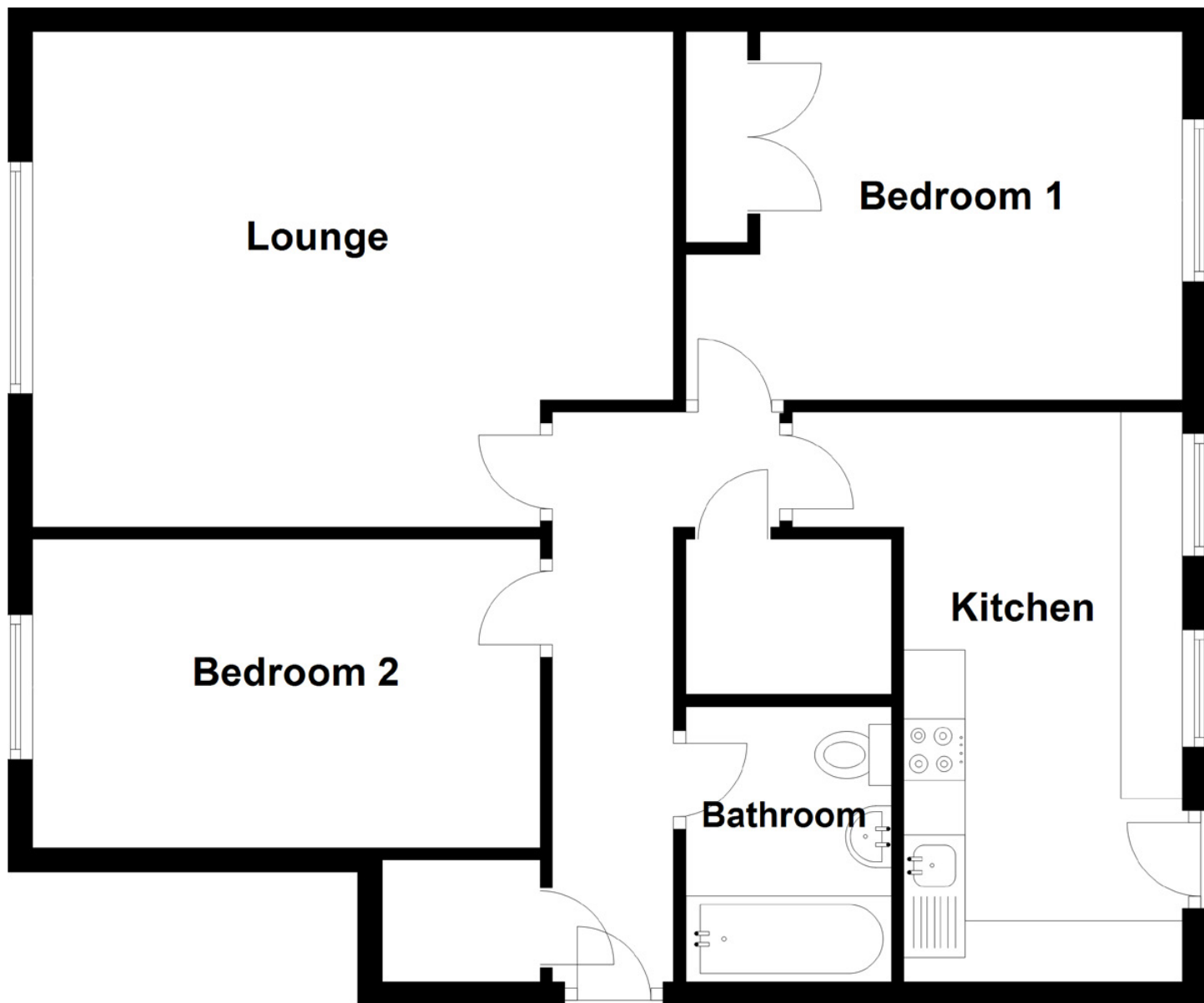




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	5.23m (17'2") x 4.04m (13'3")
Kitchen	4.64m (15'3") x 2.27m (7'5")
Bedroom 1	4.05m (13'3") x 3.00m (9'10")
Bedroom 2	4.14m (13'7") x 2.51m (8'3")
Bathroom	2.24m (7'4") x 1.68m (5'6")

Gross internal floor area (m²): 71m²

EPC Rating: C



In addition to this, the property includes a single drive, on-street parking, single garage, double-glazed windows and gas central heating making for a warm and cost-effective home, year-round.

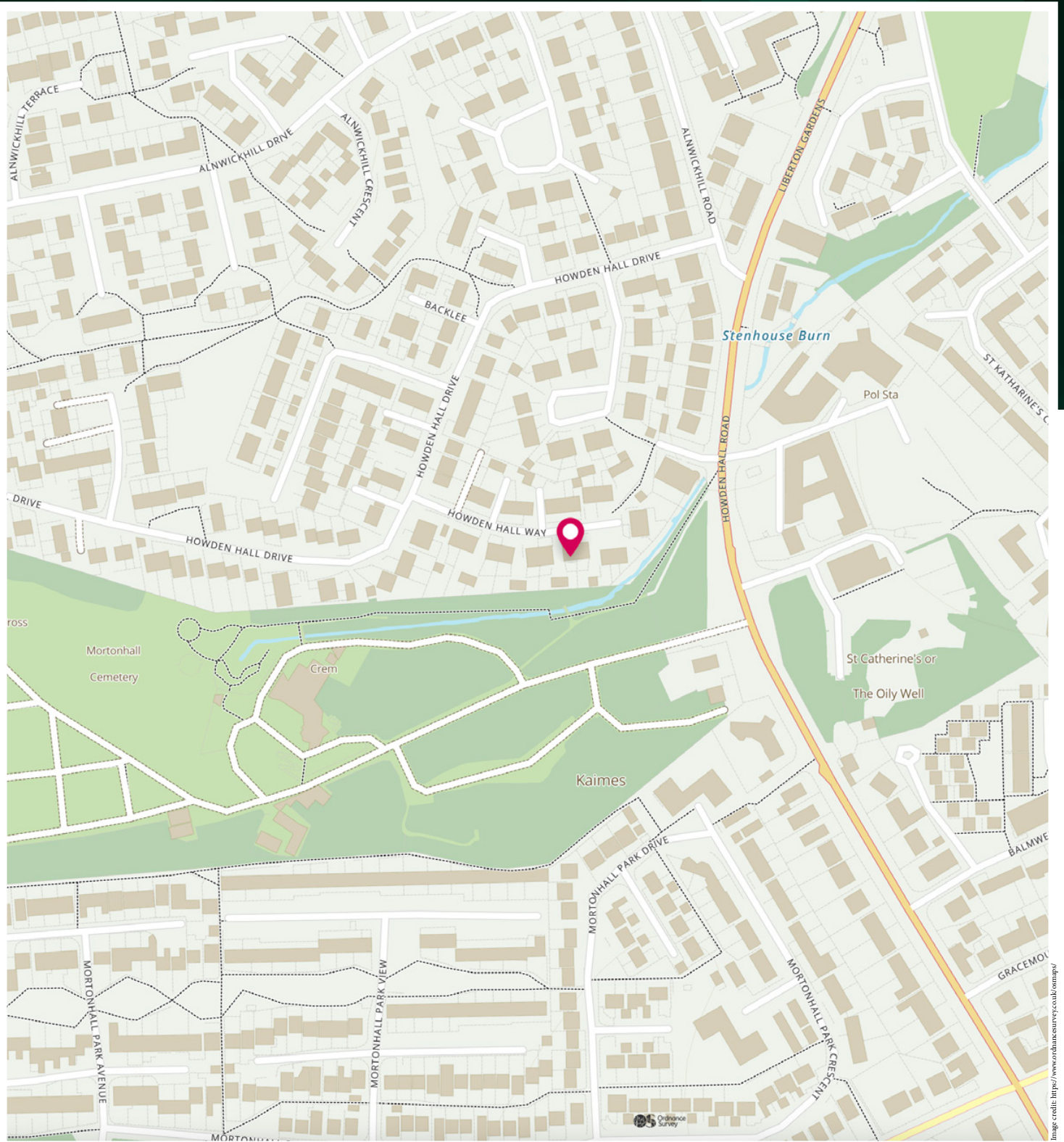






Liberton is a sought after residential area lying to the south of the city centre. Local services include a bank, post office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away. There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located at Little France just a short car journey away.

This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport. Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.



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