




McEwan Fraser Legal

Solicitors & Estate Agents

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28 Howden Hall Drive

LIBERTON, EDINBURGH, EH16 6UJ



LIBERTON

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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 their 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 Bypass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.





28 HOWDEN HALL DRIVE

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Part Exchange available! McEwan Fraser is delighted to present this superb three bedroom end-terraced house to the market. Offering excellent proportions throughout, the property would make an ideal family home and early viewing is highly recommended.

Internally the property is focused towards fantastic entertaining space. There is a generous rear facing lounge with ample floor space for a full suite and additional free standing furniture. This is complimented by a big dining kitchen. Comprised of a completed range of base and wall mounted units, the kitchen offers stacks of prep and storage space for the aspiring chef. There is also plenty of room for a full sized dining table. Climbing the stairs, there are three large double bedrooms and a bathroom with three piece white suite and shower over bath. For extra warmth and comfort, the property enjoys gas central heating and double glazing.

Early viewing is highly recommended.





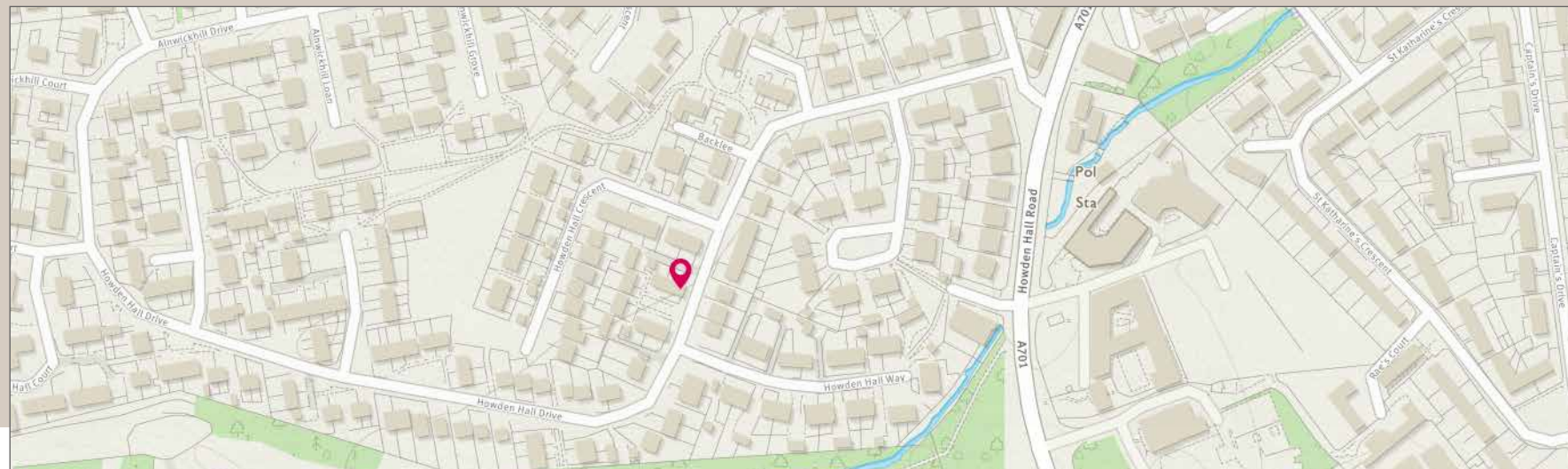
SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

| | |
|-------------|---------------------------------|
| Lounge | 4.27m (14') x 3.81m (12'6") |
| Kitchen | 4.78m (15'8") x 2.59m (8'6") |
| Dining Area | 4.22m (13'10") x 2.65m (8'8") |
| Bedroom 1 | 3.91m (12'10") x 3.60m (11'10") |
| Bedroom 2 | 3.88m (12'9") x 2.64m (8'8") |
| Bedroom 3 | 4.59m (15'1") x 2.00m (6'7") |
| Bathroom | 2.10m (6'11") x 1.60m (5'3") |

Gross internal floor area (m²): 103m² | EPC Rating: D





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**Part
Exchange
Available**

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