

# 51 Howden Hall Drive

LIBERTON, EDINBURGH, EH16 6UP



*Generous Four/Five Bedroom Family Home In  
Edinburgh's Popular Howden Hall Area of Liberton*



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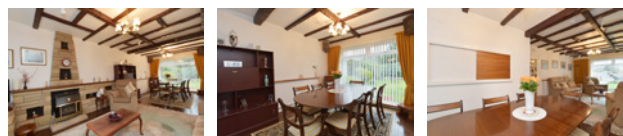
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McEwan Fraser Legal is delighted to present this generously proportioned four/five-bedroom detached family home situated in Edinburgh's sought-after area of Liberton. The house offers excellent flexible space with the opportunity for a buyer to apply their own stamp on a family home.

# THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which is large and offers multiple options for furniture arrangements and family living.
- Fully equipped kitchen which leads to the utility/dining room and the kitchen is flooded with natural light coming and overlooks the well-maintained private rear garden.



# THE KITCHEN





# THE UTILITY /DINING ROOM







- The house is well served by four/five double bedrooms. The master is large and comes with fitted wardrobes and en suite facilities whilst bedroom two can be used as a sitting room/snug TV room with access to the balcony overlooking the front garden. The other bedrooms vary in size however, are all generously sized.
- The facilities in the property come in the form of a neat downstairs WC, a family bathroom on the first floor as well as an en-suite in the master bedroom.

## THE BATHROOM





# BEDROOM 1





# SITTING ROOM/BEDROOM 2





# BEDROOM 3





# BEDROOM 4





# BEDROOM 5





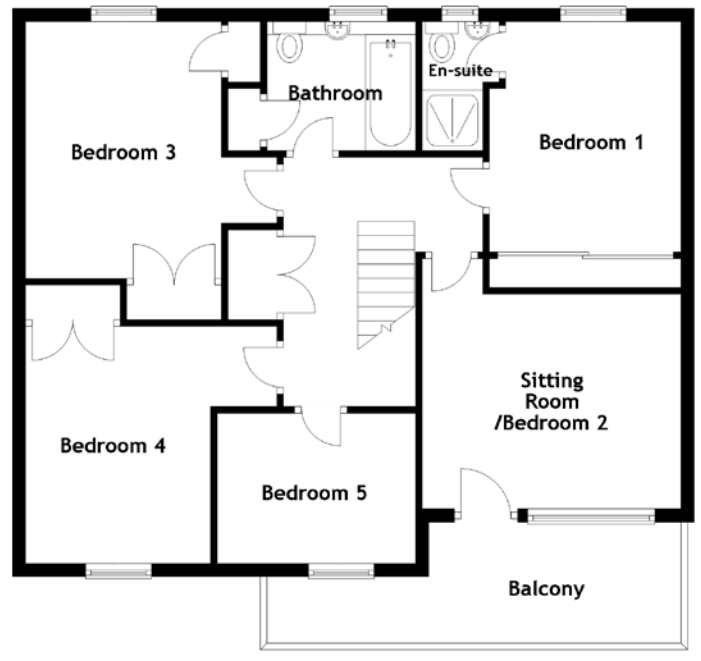
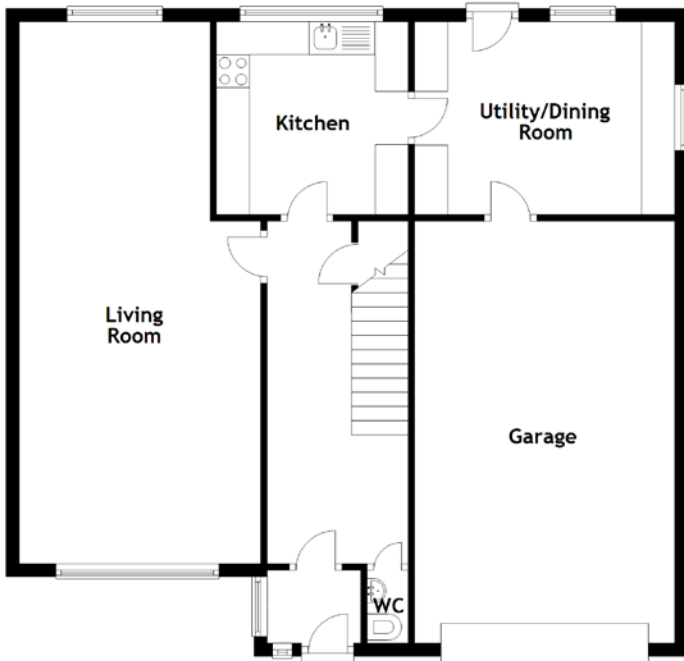
In addition, the property includes a large garage, double-glazed windows, gas central heating and a single driveway suitable for at least two cars. This is an excellent opportunity to apply a personal stamp on a very well-proportioned family home.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

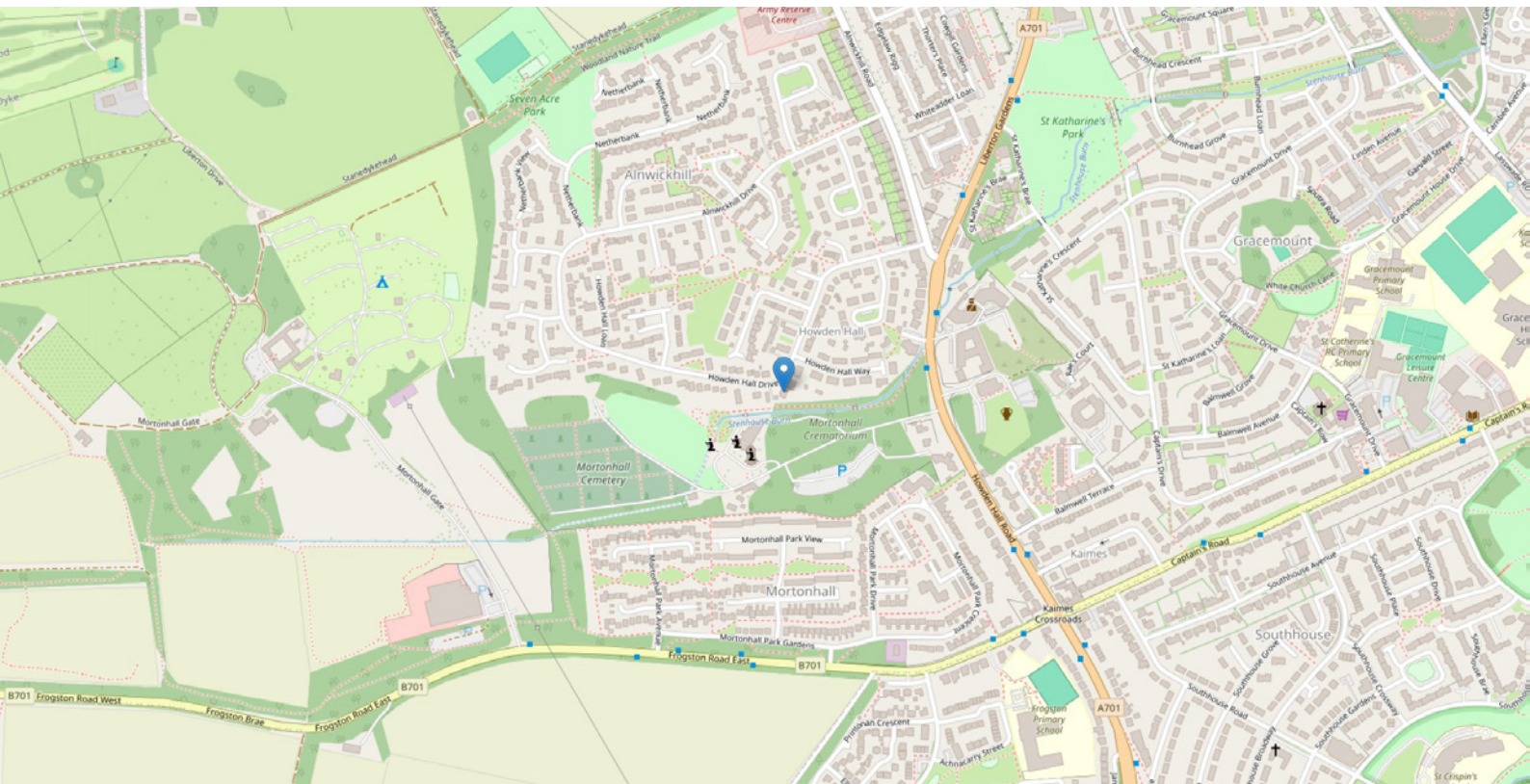


Approximate Dimensions (Taken from the widest point)

Living Room	8.23m (27') x 3.67m (12')
Kitchen	2.93m (9'7") x 2.91m (9'7")
Utility/Dining Room	3.95m (13') x 2.93m (9'7")
WC	1.20m (3'11") x 0.62m (2')
Bathroom	2.26m (7'5") x 1.96m (6'5")
Bedroom 1	3.50m (11'6") x 2.91m (9'7")
En-suite	1.96m (6'5") x 1.17m (3'10")

Sitting Room/Bedroom 2	3.94m (12'11") x 3.80m (12'6")
Bedroom 3	3.90m (12'10") x 3.82m (12'6")
Bedroom 4	3.82m (12'6") x 3.60m (11'10")
Bedroom 5	3.01m (9'11") x 2.28m (7'6")
Balcony	6.29m (20'8") x 1.94m (6'4")
Garage	6.41m (21') x 3.95m (13')

Gross internal floor area (m<sup>2</sup>): 145m<sup>2</sup>  
EPC Rating: E





# THE LOCATION

Liberton is a sought-after residential area lying to the south of the city centre. 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.

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. 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.

The Edinburgh Royal Infirmary is located at Little France just a short car journey away.



  
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