



63 HOWDEN HALL DRIVE

LIBERTON, EDINBURGH, EH16 6UP

McEwan Fraser Legal
Solicitors & Estate Agents

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McEwan Fraser Legal is delighted to present this bright and airy two-bedroom terraced home, located in a popular residential area of Liberton. Walking distance to the iconic Braid Hills, featuring breathtaking views of Edinburgh. With large windows and a neutral décor throughout, this property offers a welcoming and spacious feel, perfect for a variety of buyers.

Upon entering the home, the hallway provides a warm introduction and seamlessly connects the different areas of the property. The generous living room benefits from a large window and sliding glass doors, which open into the conservatory. This creates a bright and inviting space with plenty of room for furniture, ideal for both relaxing and entertaining. The conservatory, with its elegant French doors and perspex roof, brings an abundance of natural light into the home. This versatile space can be used as a dining area or an additional living space, offering flexibility to suit various needs.



The
LIVING ROOM





The
CONSERVATORY

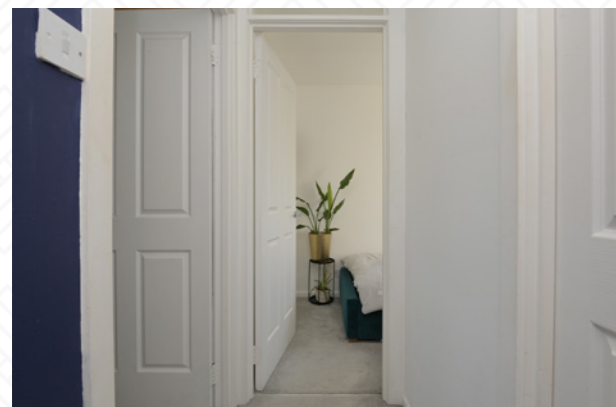




The
KITCHEN

The kitchen is well-lit and offers ample storage space, featuring a double oven and an electric cooker, making it both practical and stylish.





Upstairs, the main bedroom is a peaceful retreat, featuring a large bright window and a stylish green feature wall. It also benefits from a walk-in cupboard and a spacious built-in wardrobe with three doors, ensuring plenty of storage. The second bedroom is decorated in fresh white tones, creating a bright and airy atmosphere, perfect as a guest room, home office, or nursery.

The bathroom is modern and well-maintained, with neutral paint, an integrated bath, and an electric shower, making it both stylish and functional.



Second
BEDROOM



The
BATHROOM



The
EXTERNALS

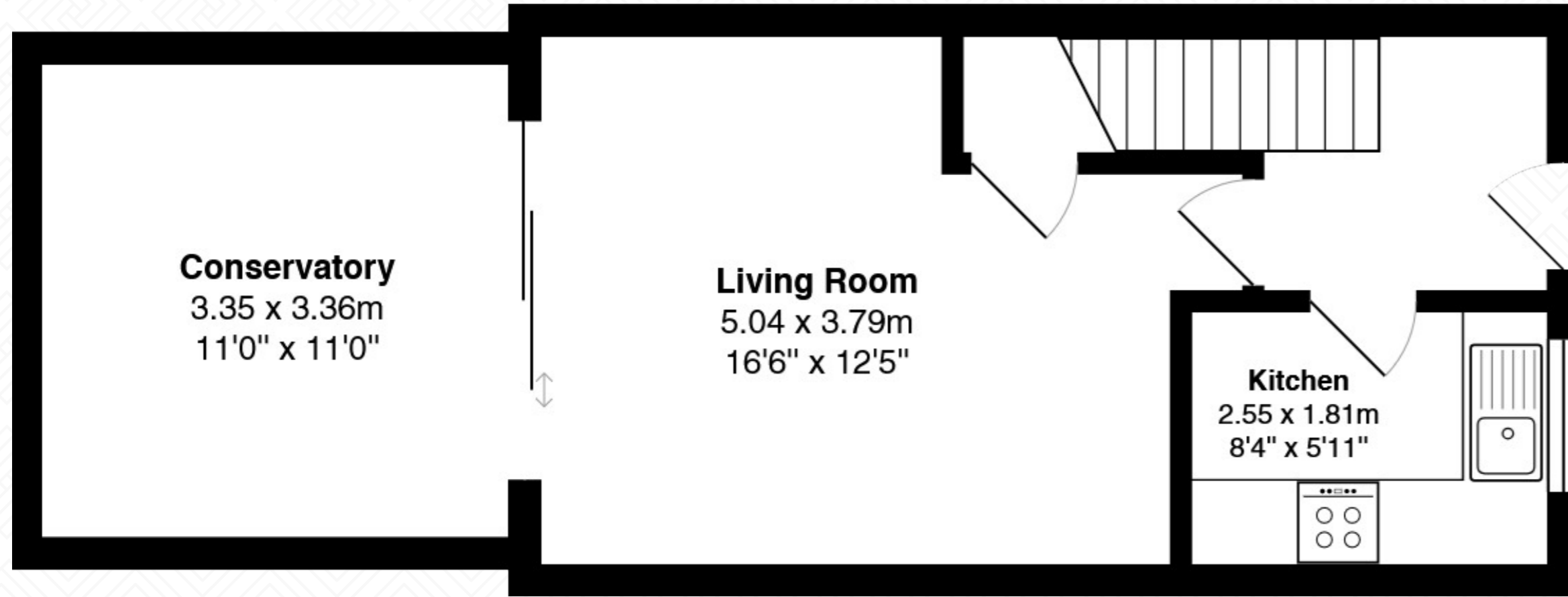


Outside, the garden is designed for easy maintenance, featuring decking that provides a fantastic outdoor space for enjoying warm days or entertaining guests.

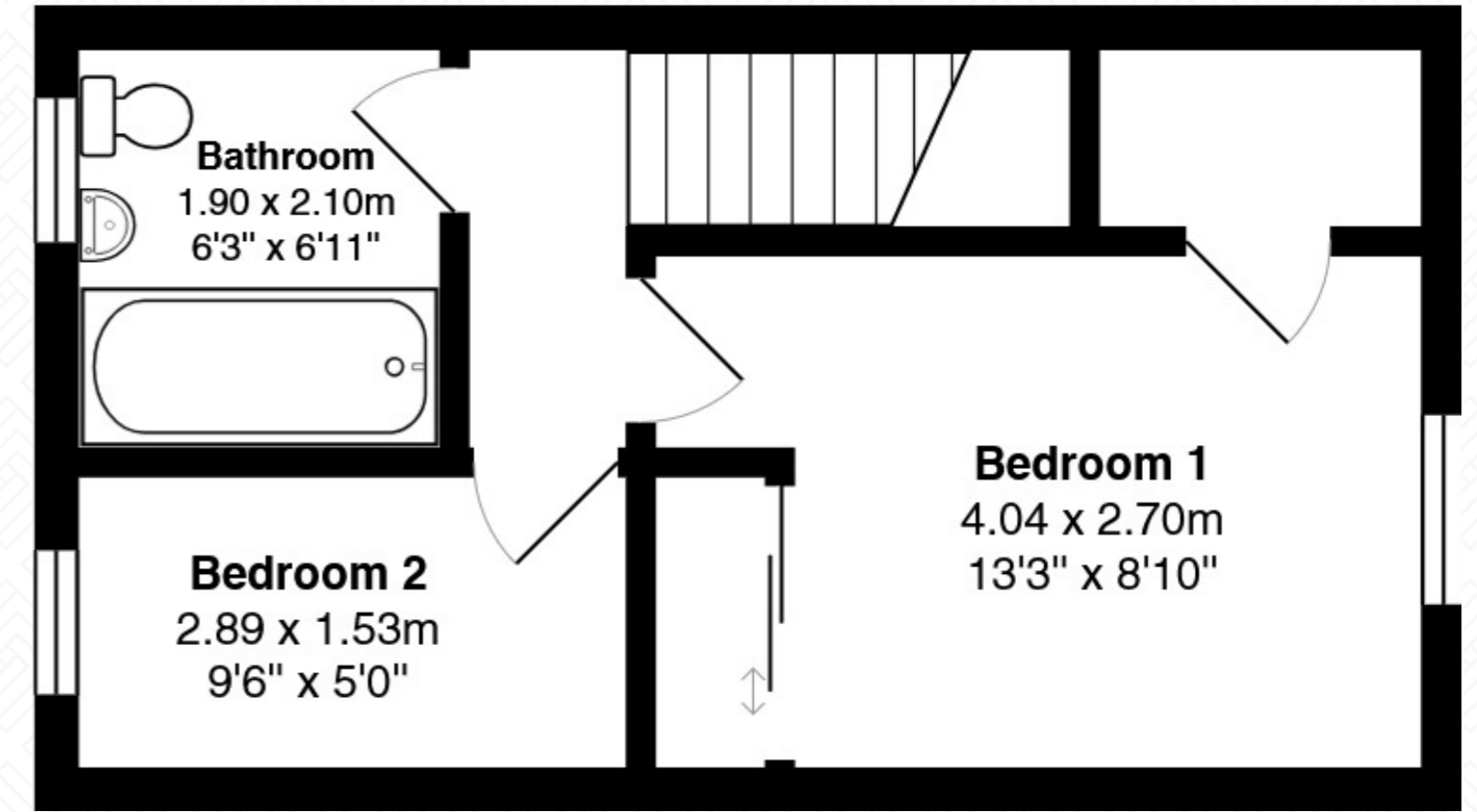
This charming home offers a fantastic opportunity for first-time buyers, downsizers, or investors looking to secure a property in a sought-after area.



Floor PLANS



Ground Floor



First Floor

The LOCATION

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.

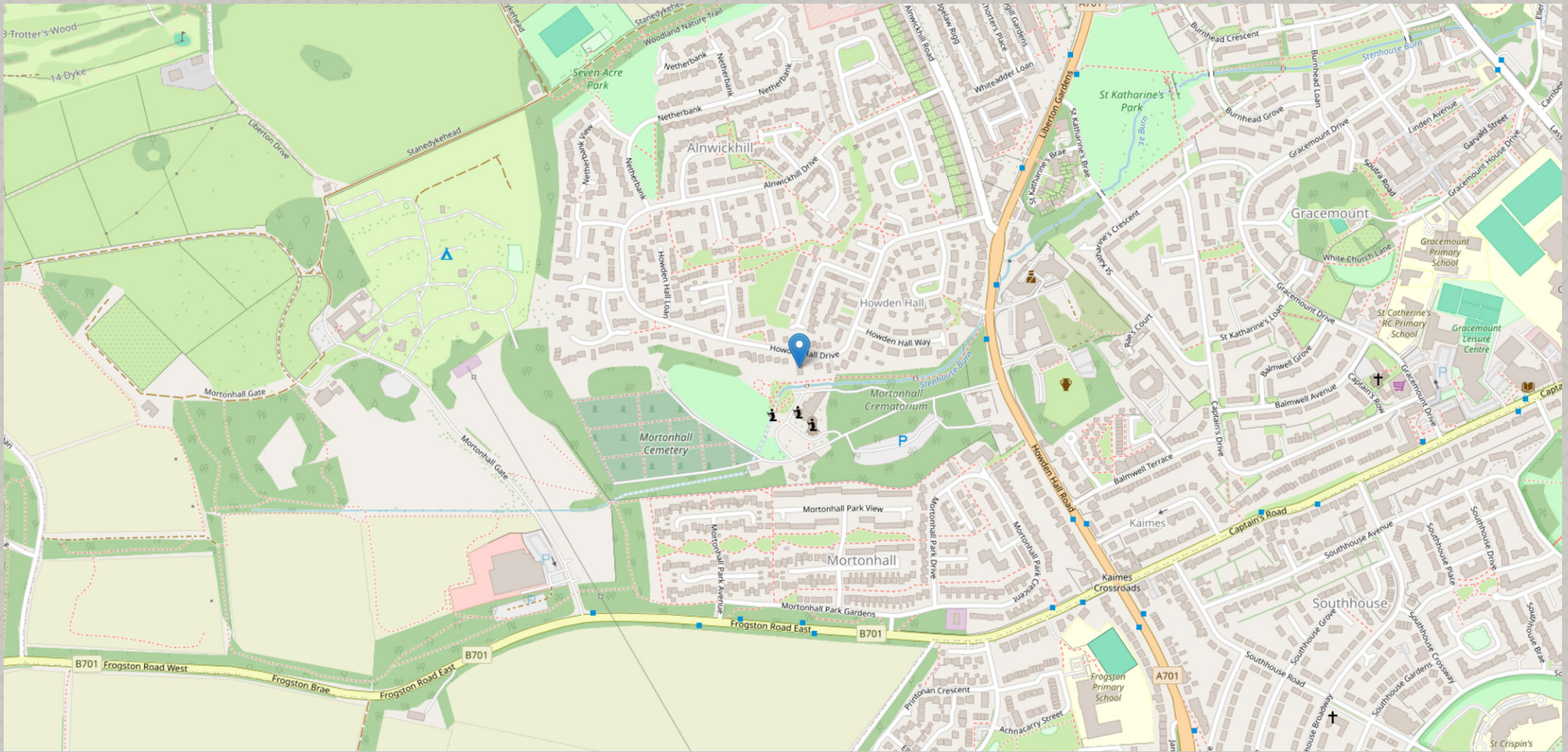




This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

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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**Part
Exchange
Available**

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