

13 Howden Hall Way

LIBERTON, EDINBURGH, EH16 6UW



*WELL PRESENTED SPACIOUS TWO BEDROOM
LOWER VILLA IN LIBERTON*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this two-bedroom lower villa in Edinburgh's popular Liberton area. The property is in walk-in condition having been fully modernised by the current owner. Inside, the property comprises of:

- Fully equipped kitchen which is modern and bright with gas hob, fan oven, dishwasher and washing machine. The kitchen also provides access to the rear private garden.
- A spacious sitting room which offers various possibilities for furniture arrangements including plenty of space for a dining area.
- Two well proportioned double bedrooms which are both bright and spacious with integrated wardrobes in the master bedroom and space for free-standing storage furniture in bedroom two.
- The bathroom is fully tiled and benefits from a three-piece white suite with a shower over the bath and heated towel rail.
- As well as the private rear garden, the property also benefits from a private front garden with a decking area.

In addition to this, the property further benefits from gas central heating and full double glazing making for a warm and cost-effective home all year round. In addition to this, the property also boasts off-street parking and a single garage.

13 Howden Hall Way

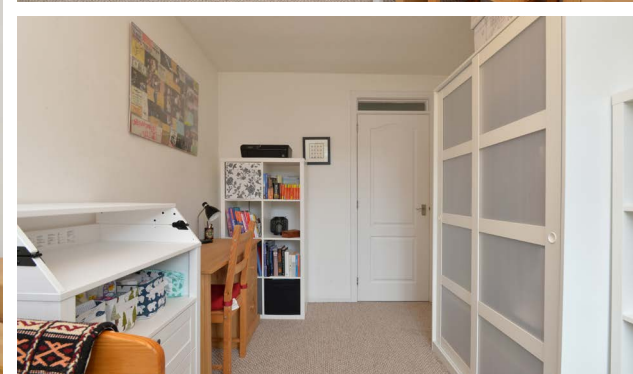
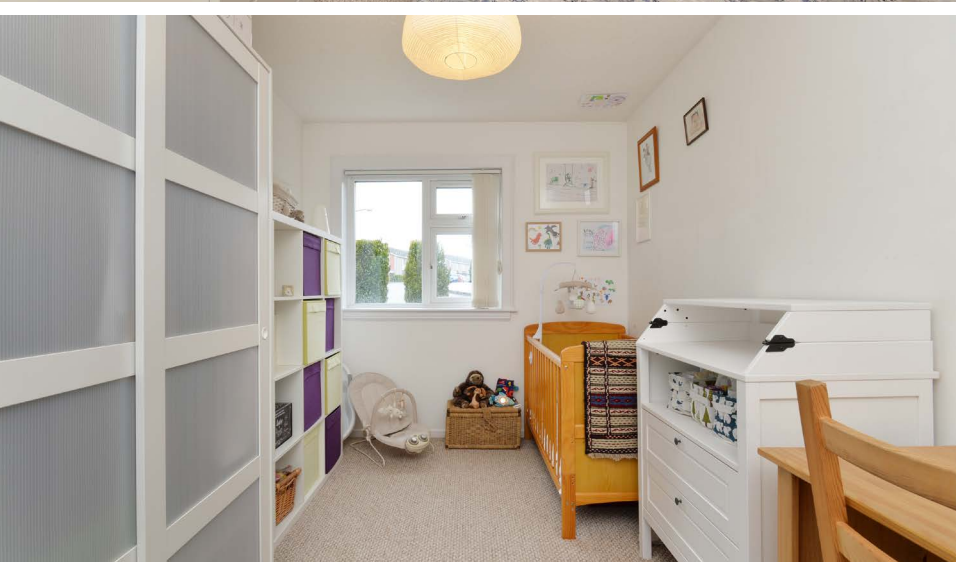
The Lounge



The Kitchen



The Bedrooms



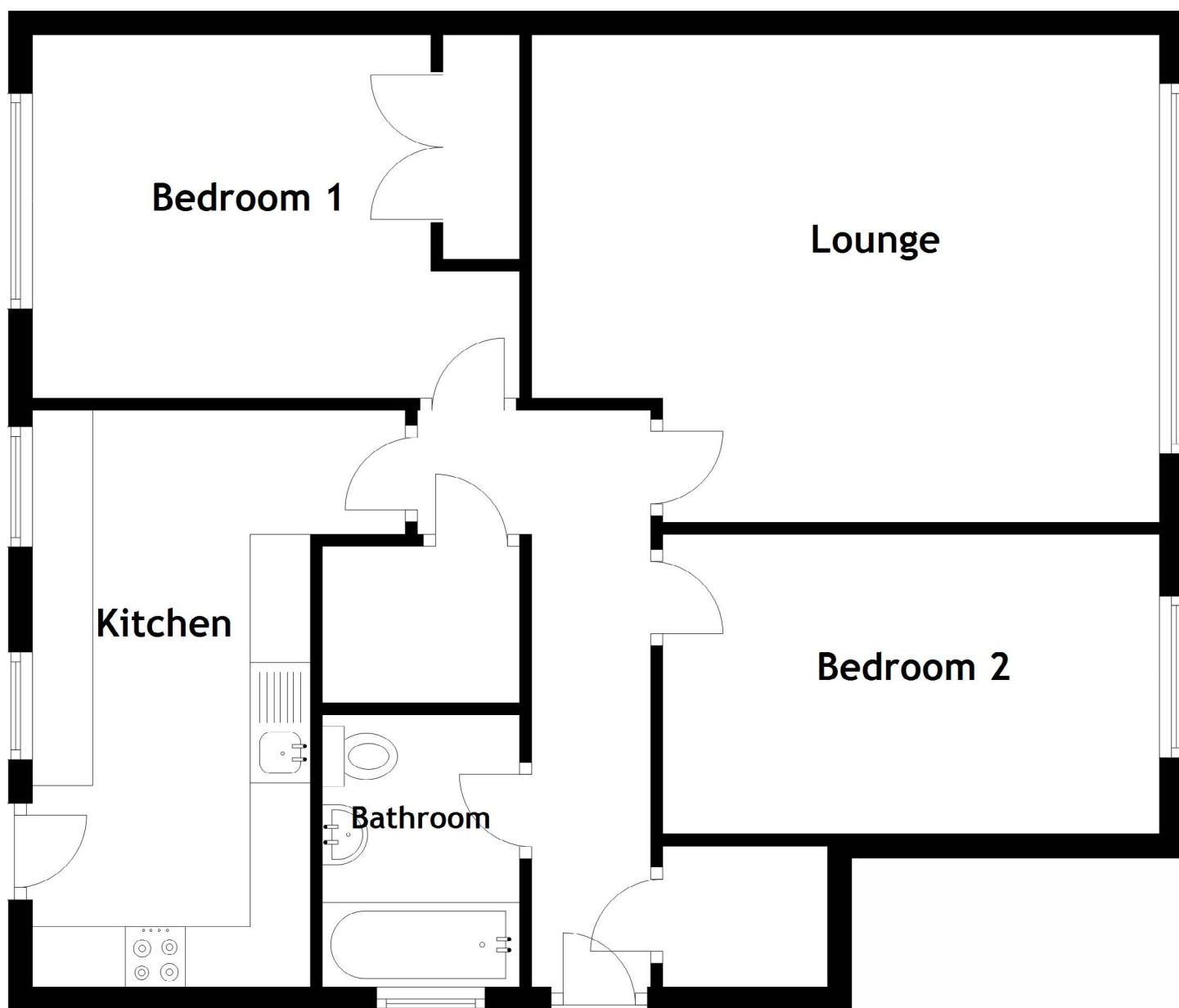


Bathroom



The Gardens





Approximate Dimensions
(Taken from the widest point)

Lounge	5.22m (17'2") x 4.05m (13'3")
Kitchen	4.79m (15'9") x 3.10m (10'2")
Bedroom 1	4.05m (13'3") x 3.02m (9'11")
Bedroom 2	4.13m (13'7") x 2.49m (8'2")
Bathroom	2.26m (7'5") x 1.65m (5'5")

Gross internal floor area (m²): 69m²
EPC Rating: C

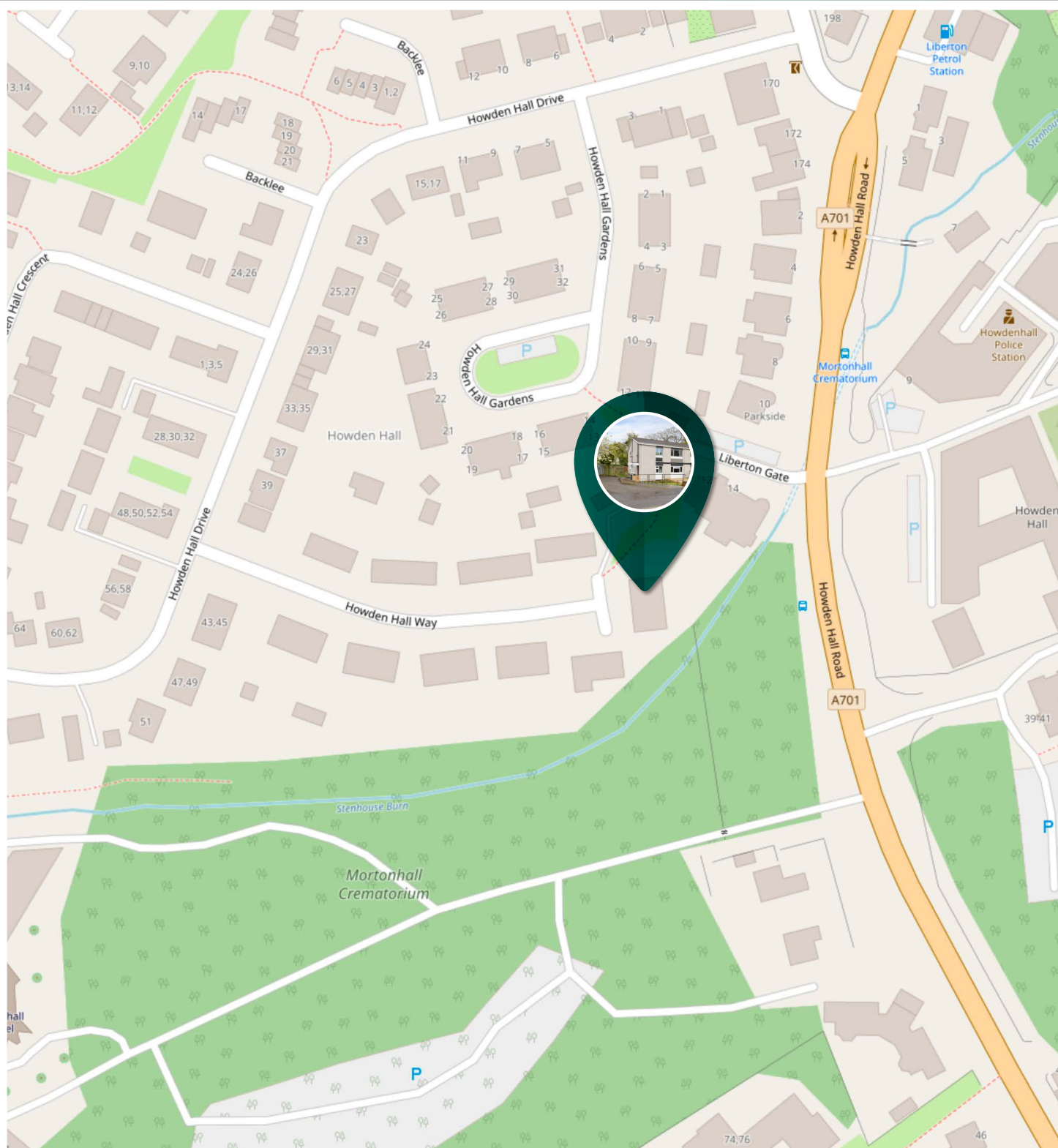


Liberton is a sought after residential area lying to the south of the city centre.

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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing their solicitor what's included with the property including any land, the dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.