



18 Howden Hall Court, Howdenhall, Edinburgh, EH16 6UT

Two Bedroom, Mid-Terrace Bungalow

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Property Description

Beautifully-presented, two bedroom, mid-terrace bungalow with a driveway and private rear garden. Set in a quiet residential cul-de-sac, located in the Howdenhall area, to the south of Edinburgh city centre. Comprises; an entrance hall, living room, a double bedroom, single bedroom, kitchen, and a shower room.

Features include gas central heating, uPVC double glazing, TV and telephone points, and integrated storage provision including an attic. Further features include a fully fitted kitchen with appliances, a recently renovated shower room, new flooring in the bedroom and living room, and new lighting in the living room and kitchen. Most items of furniture may also be available for sale by separate negotiation.

Externally the property benefits from a sizeable private driveway to the front, with a secluded, south facing garden with garden furniture, and overlooking woodlands to the rear.

The entrance hall has space for outerwear and affords access to all rooms except bedroom two, and features a convenient store cupboard. With wood-effect flooring that carries through from the hall, the open-plan lounge and dining kitchen offer inset lighting throughout, bright neutral decor, and ample space for freestanding furniture.

The kitchen has French doors that open to the private rear garden and modern fitted units with stone-effect worktops and matching upstand, and a stainless steel sink set below a window. Appliances include an integrated ceramic hob, extractor canopy, electric oven, fridge/freezer, dishwasher and freestanding washing machine.

Set to the front with plenty of natural light, bedroom one features carpeted flooring, and a well-proportioned room size allowing for freestanding storage space. Bedroom two overlooks the rear garden and offers a flexible space that could be used as a guestroom or study.

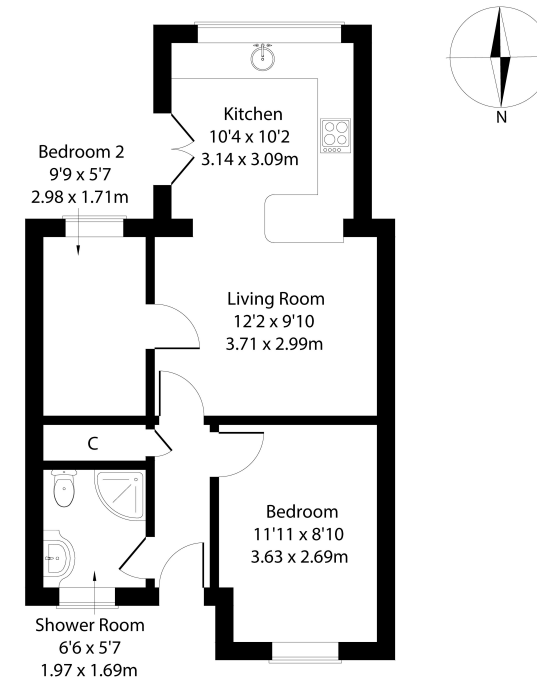
Completing the accommodation and set to the front, the recently fitted, stylish shower room features a modern white two-piece suite with a mains shower, tiled flooring and splash-walls and a feature radiator.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (484 sq ft - 45 sq m.)



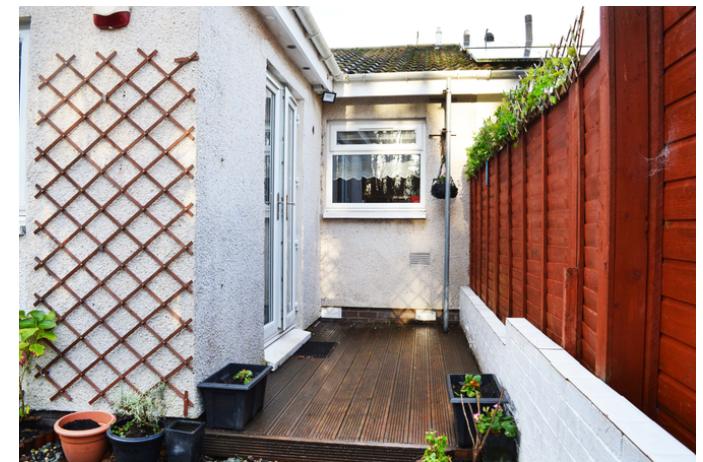
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Howdenhall is a thriving community south of Edinburgh city centre, offering a mix of family orientated housing, with local shopping located throughout. A Morrisons supermarket is on Gilmerton Road, whilst Cameron Toll Shopping Centre and Straiton Retail Park offer an extensive list of high-street names, superstores and supermarkets. Gracemount Leisure Centre offers a swimming pool, gym and a range of fitness classes.

There are also two primary schools in the area and Gracemount High School for secondary schooling on Lasswade Road. Open spaces include the Braid and Pentland Hills and a choice of local golf courses. Gracemount is also a good location for the Royal Infirmary and Edinburgh University, whilst regular bus services are available from the A701 and nearby Captain's Road.





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