



## 32 Howden Hall Park, Edinburgh, EH16 6UU

Light and Beautifully Presented, Three-Bedroom, Mid-Terrace House

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# Property Description

Light and beautifully presented, three-bedroom, mid-terrace house with a garden, multi-vehicle driveway and access to an extensive shared green. Located in a quiet cul-de-sac, in a desirable residential area of Liberton, south of Edinburgh city centre.

Comprises an entrance porch, hall, living/dining room, kitchen, three flexible bedrooms, and a family bathroom.

Tastefully finished throughout, highlights include a modern fitted kitchen with appliances, a stylish bathroom and contemporary flooring. In addition, there is HIVE gas central heating, double glazing and good storage provision including a loft space.

To the front is a paved driveway with tall privacy hedging, whilst an enclosed rear garden has a lawn, wood-decked patio, store shed and a gate to the leafy shared green.

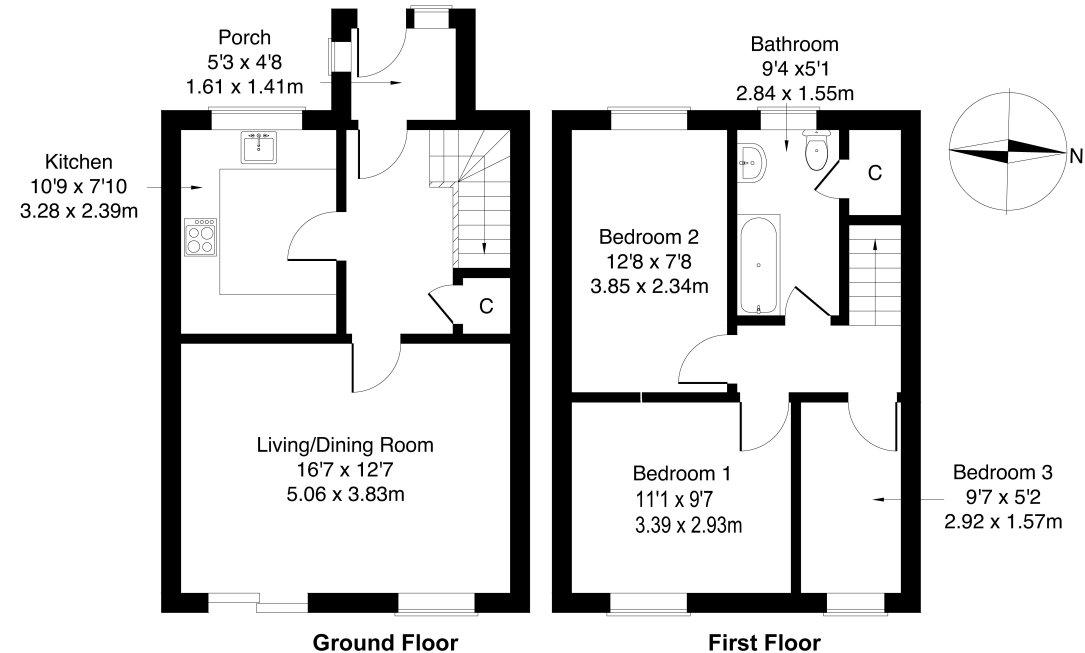
A generous porch entrance with dual windows provides excellent natural light and ample space for coats, shoes, and outerwear, leading into the main hallway, which features a convenient built-in storage cupboard. At the rear of the ground floor, the bright and versatile living room provides plenty of space for both lounge and dining furniture, complemented by a modern electric fireplace with an elegant surround, two pendant light fittings, and patio doors that open out to the private rear garden, ideal for indoor-outdoor living. Facing the front, the modern kitchen is well-equipped with granite-effect worktops, a sink with drainer, a stylish tiled surround, and a full suite of appliances, including a washer-dryer, a table-top dishwasher, integrated fridge and freezer, oven, gas hob, and a canopy extractor.

A carpeted staircase leads to the upper floor, where you'll find two generous double bedrooms positioned to both the front and rear, each offering ample space for furnishings, along with a well-proportioned single bedroom overlooking the garden, perfect as a child's room, guest space, or home office. Completing the accommodation is a bright, fully tiled bathroom, fitted with a contemporary three-piece suite and a mains shower over the bath.



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Approximate Gross Internal Area: (801 sq ft - 74 sq m.)



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

## Area Description

Liberton is a well-established residential area located to the south of Edinburgh city centre, known for its wide range of family-friendly housing and excellent local amenities. Everyday shopping needs are well catered for, with local stores throughout the area and a Morrisons supermarket on Gilmerton Road, while larger retail destinations such as Cameron Toll Shopping Centre, Straiton Retail Park, and Fort Kinnaird offer a superb selection of high-street brands, superstores, and supermarkets. Outdoor enthusiasts will appreciate the abundance of green spaces, including nearby

public parks, the Braid Hills, the Pentland Hills, and Liberton Golf Course, all providing excellent opportunities for recreation and relaxation. The area is also ideally positioned for access to the Royal Infirmary and the University of Edinburgh. Families are well served by a good range of schooling options, from nursery through to senior level. Regular public transport services run from Gilmerton Road and nearby Kirk Brae, ensuring convenient connections to the city centre and surrounding areas, making Liberton a popular and well-connected place to call home.









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