



27/6, Howden Hall Court, Edinburgh, EH16 6UT

Tastefully Presented, Three-Bedroom, First Floor Flat

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Property Description

Set in a quiet, leafy cul-de-sac, this tastefully presented, three-bedroom, first-floor flat offers flexible accommodation in a desirable residential location. Set in a quiet, leafy cul-de-sac in the popular Liberton area, south of Edinburgh city centre.

Comprises an entrance vestibule, hallway, living room, kitchen, three flexible bedrooms, and a family bathroom.

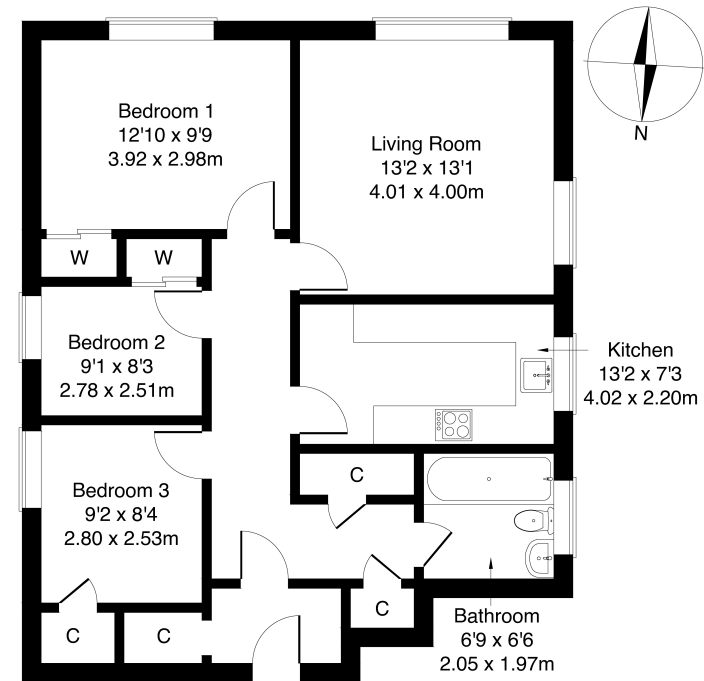
Ready to move in, features include a bright fitted kitchen, with an allocated parking space, and superb integrated storage provision. In addition, there is double glazing, gas central heating, and a secure entry system.

The development has ample residential parking and generous communal landscaped grounds, including a drying area.

Entering the property there features a vestibule open to a cloak and store space, a carpeted hallway with spot lighting, then gives access throughout the property. Set to the front is a corner aspect living room with dual-aspect natural light and carpeted flooring. A good-sized kitchen offers ample storage, modern worktops, a sink with drainer, unit downlighting and an integrated electric oven and ceramic hob.

The primary bedroom is set to the front, with carpeted flooring and a built-in mirrored wardrobe. Two further flexible bedrooms feature built-in wardrobes, with carpeted flooring for bedroom two, and modern wood-effect flooring for the third bedroom, which is currently configured as a dining room. The bathroom is fitted with a modern three-piece suite, including a shower unit over the bath and tiled splash walls.

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Approximate Gross Internal Area: (818 sq ft - 76 sq m.)



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

Area Description

Located to the south of Edinburgh city centre, Liberton is a well-established and popular residential area known for its wide selection of family homes. The area offers excellent local amenities, including convenient shopping options, with a Morrisons supermarket on Gilmerton Road and easy access to larger retail destinations such as Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird. For outdoor enthusiasts, Liberton is ideally placed near scenic green spaces including the Braid

Hills, Pentland Hills, and Liberton Golf Course. The area is also perfect for professionals and students, offering straightforward access to the Royal Infirmary and the University of Edinburgh. Families are well catered for with a good choice of nurseries, primary and secondary schools. Excellent public transport links via Gilmerton Road and nearby Kirk Brae ensure easy travel across the city.





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