



24a Howden Hall Court, Liberton, Edinburgh, EH16 6UT

Tastefully Presented, Three-Bedroom, Semi-Detached Home

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Property Description

Well-proportioned and tastefully presented, three-bedroom, semi-detached home, with gardens. Located in a quiet and leafy cul-de-sac, in a factored, residential development in Liberton, south of Edinburgh city centre.

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

Featuring a fitted kitchen, bright modern bathrooms, contemporary flooring, a south-facing public room and a garden.

In addition, there is gas central heating, double glazing and good storage provision, including integrated wardrobes and a loft space.

Externally, there is an enclosed rear garden, with a lawn and paved patios, whilst, to the front, there is a small lawn and ample residential parking.

A welcoming entrance hall, with built-in storage and space for outerwear, is fitted with modern, wood-effect flooring, which continues into a living and dining room on the left. Set to the rear and enjoying garden access via sliding, glazed doors, the bright reception room provides a spacious, flexible floor plan for freestanding furniture. Next door, a kitchen is fitted with neutrally-toned units, wood-effect worktops and characterful splashback tiling. Appliances include an integrated oven, a gas hob, a canopy, a fridge/freezer and a freestanding washing machine. A bright, modern shower room completes the ground floor.

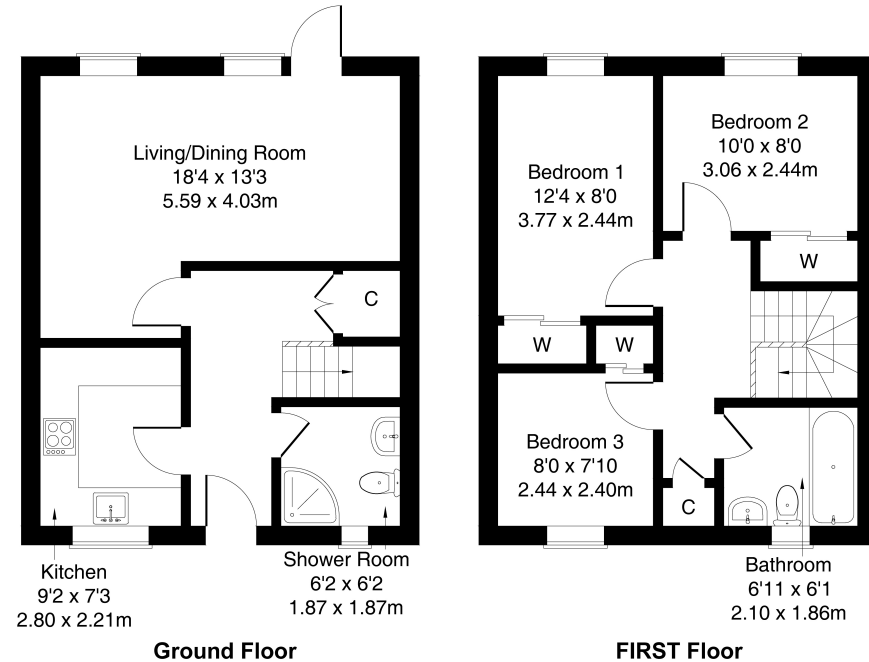
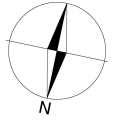
Accessed from a landing, with storage, upstairs, three well-proportioned bedrooms are carpeted for comfort and all three benefit from integrated wardrobe storage.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower attachment, a chrome, ladder-style radiator and panel splash walls.



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Approximate Gross Internal Area: (861 sq ft - 80 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 an established residential area south of Edinburgh city centre, offering an extensive mix of family orientated housing, with local shopping located throughout. A Morrisons supermarket is on Gilmerton Road, whilst Cameron Toll Shopping Centre, Straiton, and Fort Kinnaird retail parks offer an extensive list of high-street names, superstores and supermarkets. Public parks and green spaces

are also situated throughout, whilst the Braid and Pentland Hills, and Liberton golf course offer open spaces. Liberton is an ideal location for the Royal Infirmary and Edinburgh University, whilst schooling is well-represented from nursery to senior level. Regular public transport is available from Gilmerton Road and nearby Kirk Brae.





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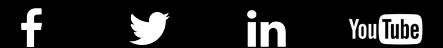
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