

147 Howden Hall Drive

HOWDENHALL, EDINBURGH, EH16 6YF



Stylish and spacious three-bedroom detached family home in a sought-after residential location



0131 524 9797



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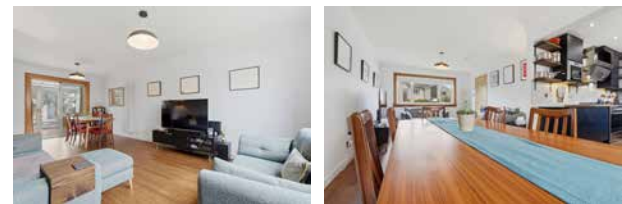
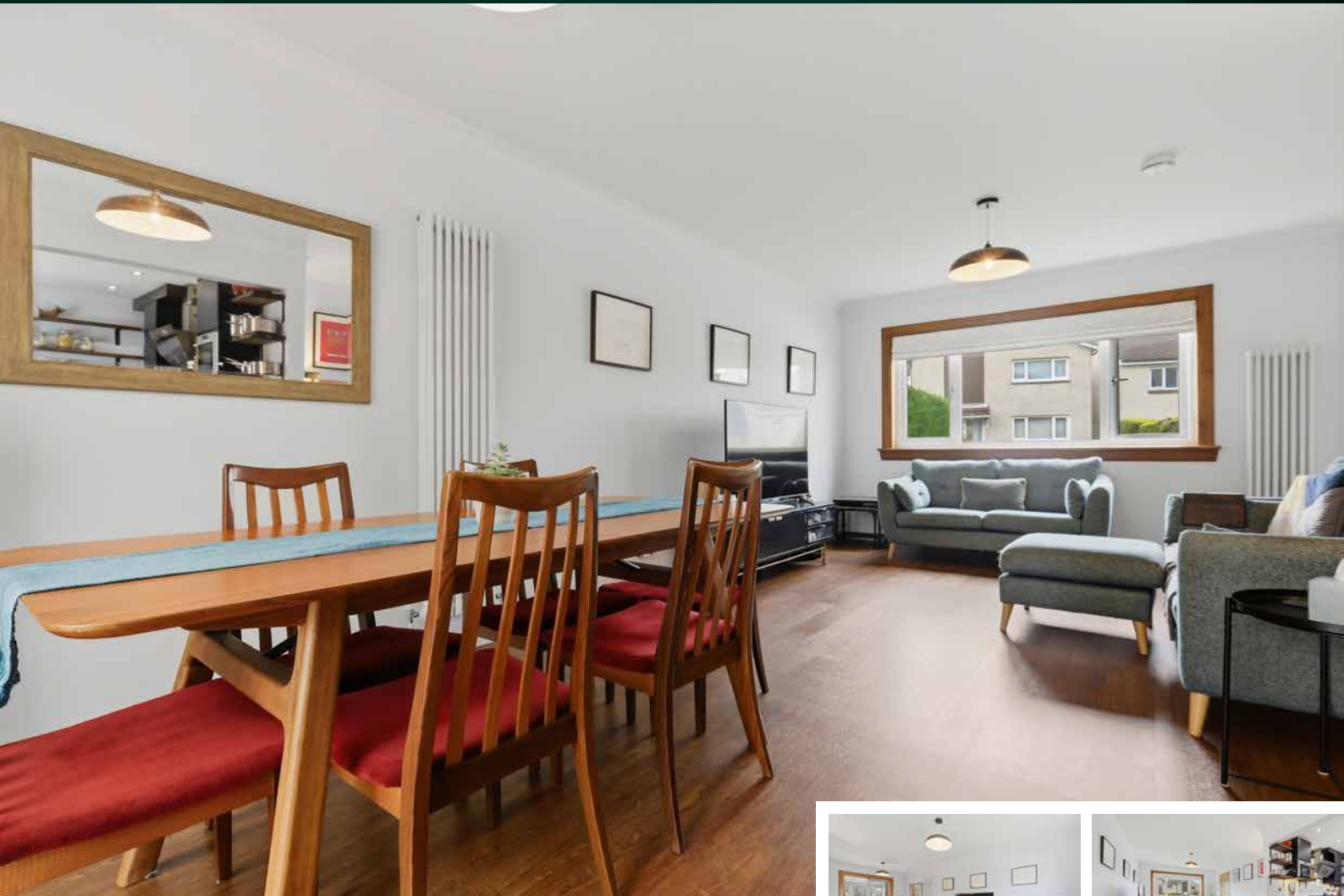


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this impressive three-bedroom detached house on Howden Hall Drive. Brought to the market in excellent condition throughout, this property makes the perfect family home, offering spacious, modern living and fantastic outdoor space.

THE LIVING / DINING ROOM



Entering through the main door, you are welcomed into the open-plan living, dining and kitchen area. This creates a bright and versatile space that has been thoughtfully opened up by the current owner to create seamless family living. The living room is generously proportioned and enjoys excellent natural light thanks to its dual-aspect windows. This flows effortlessly into the dining area, which comfortably accommodates a full dining suite, making it ideal for family meals or entertaining guests.

THE KITCHEN



The contemporary kitchen is fitted with a gas range cooker, large freestanding fridge/freezer, dishwasher, washing machine, integrated microwave, and a wealth of storage and worktop space. Off the dining area, the conservatory offers an additional relaxation space, ideal for enjoying the garden views all year round. Completing the ground floor is a convenient WC.



THE CONSERVATORY



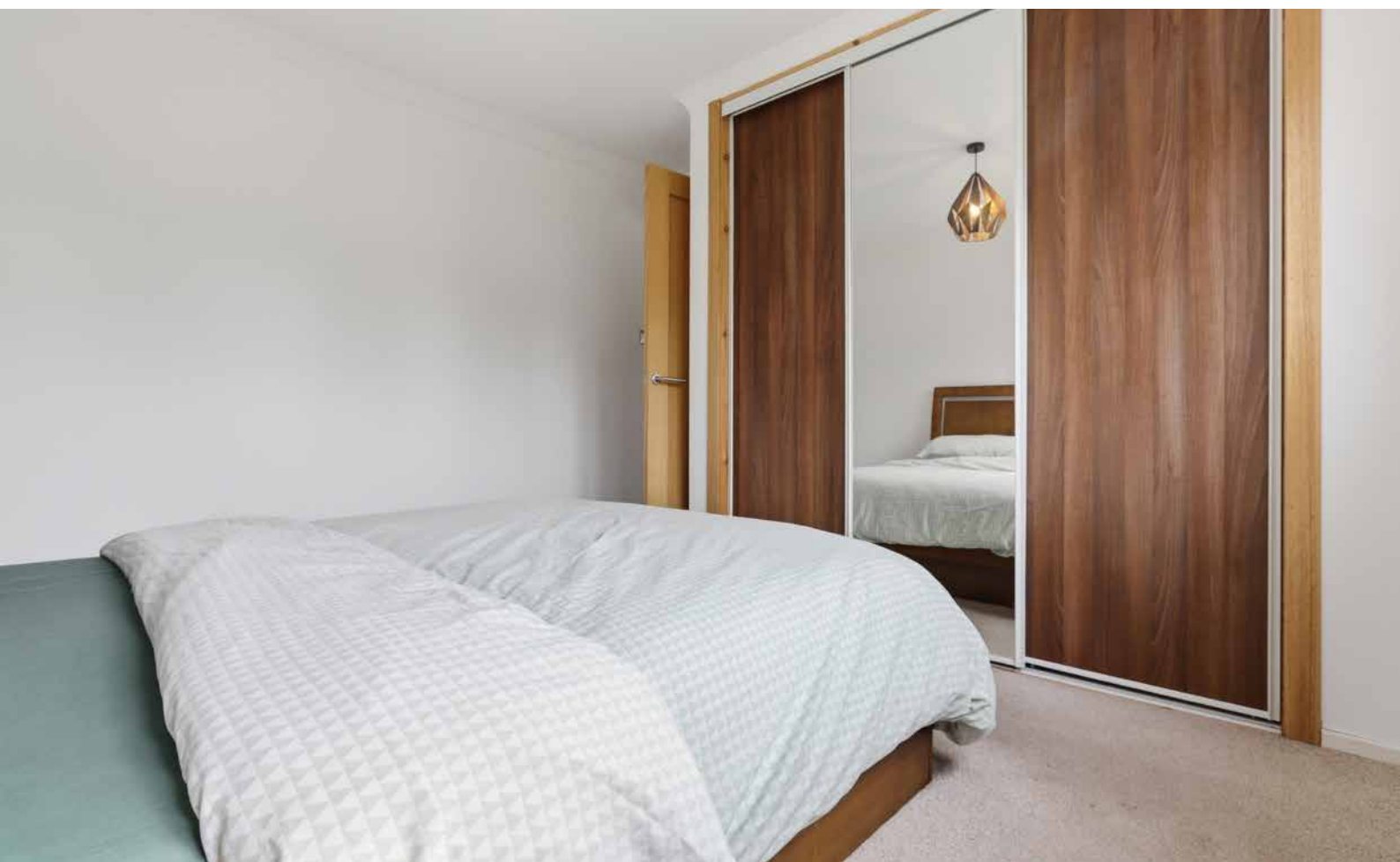


Upstairs, the property offers three well-proportioned double bedrooms, with the principal bedroom benefiting from integrated wardrobes. A stylish three-piece family bathroom completes the accommodation.

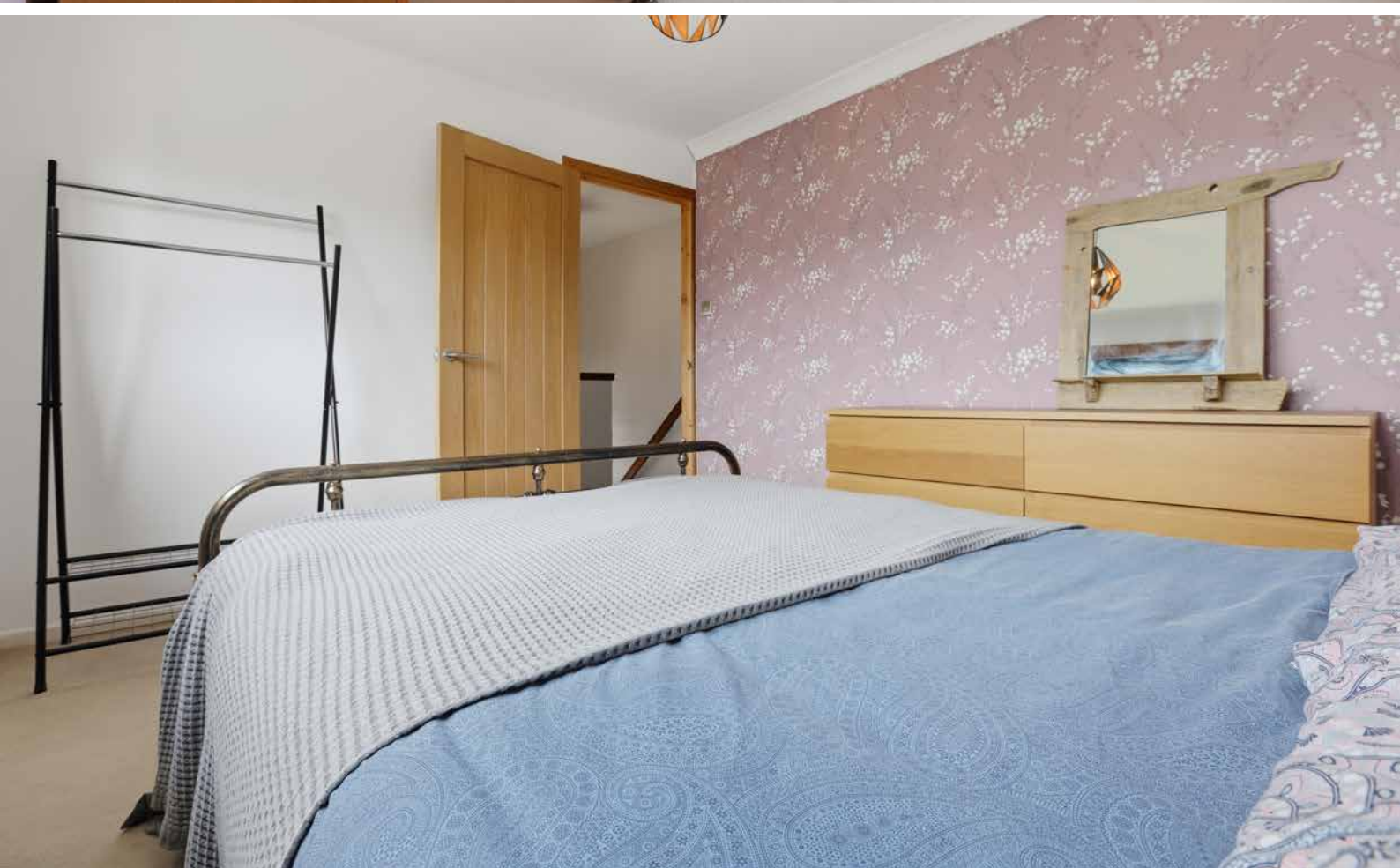
THE SHOWER ROOM



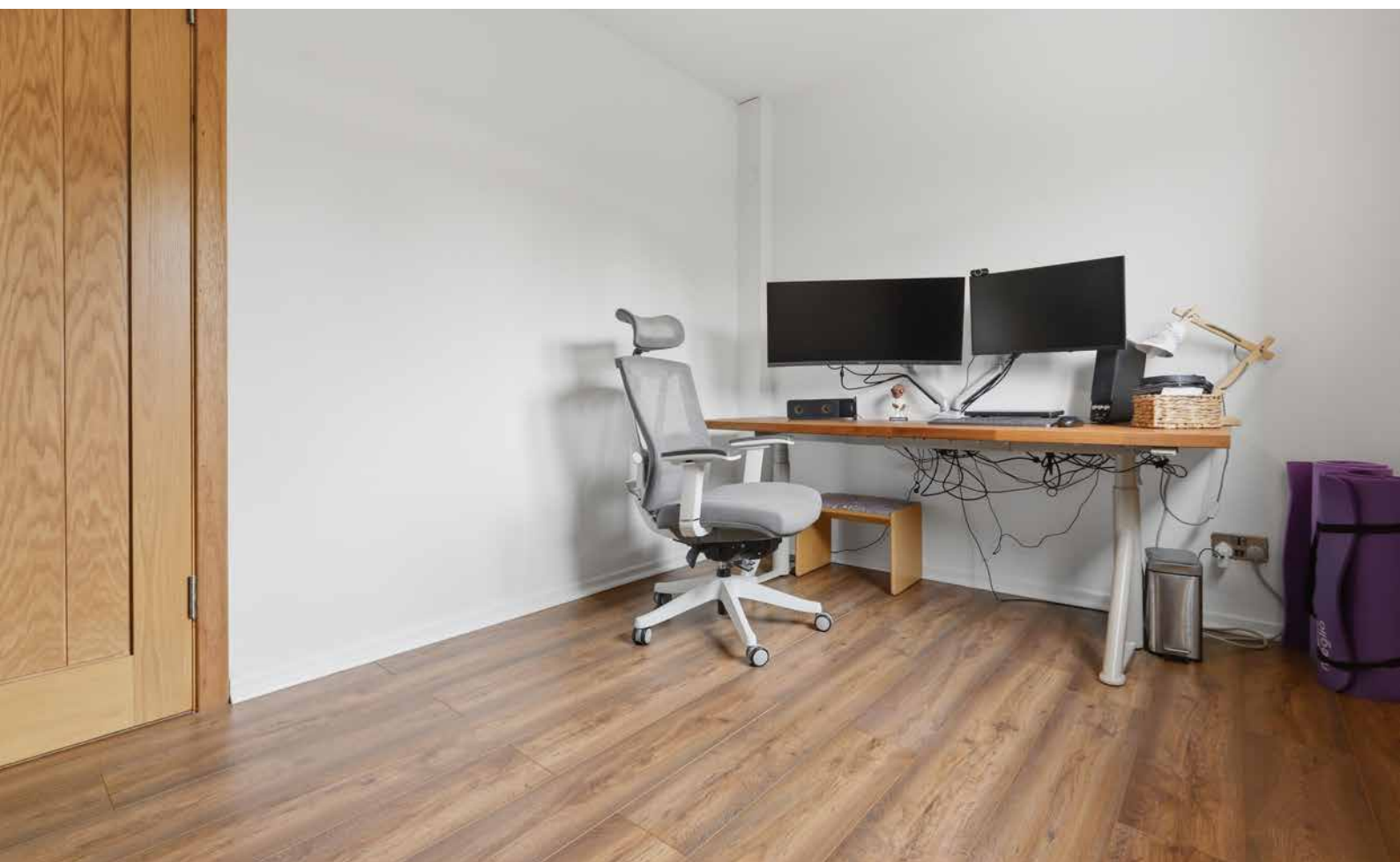
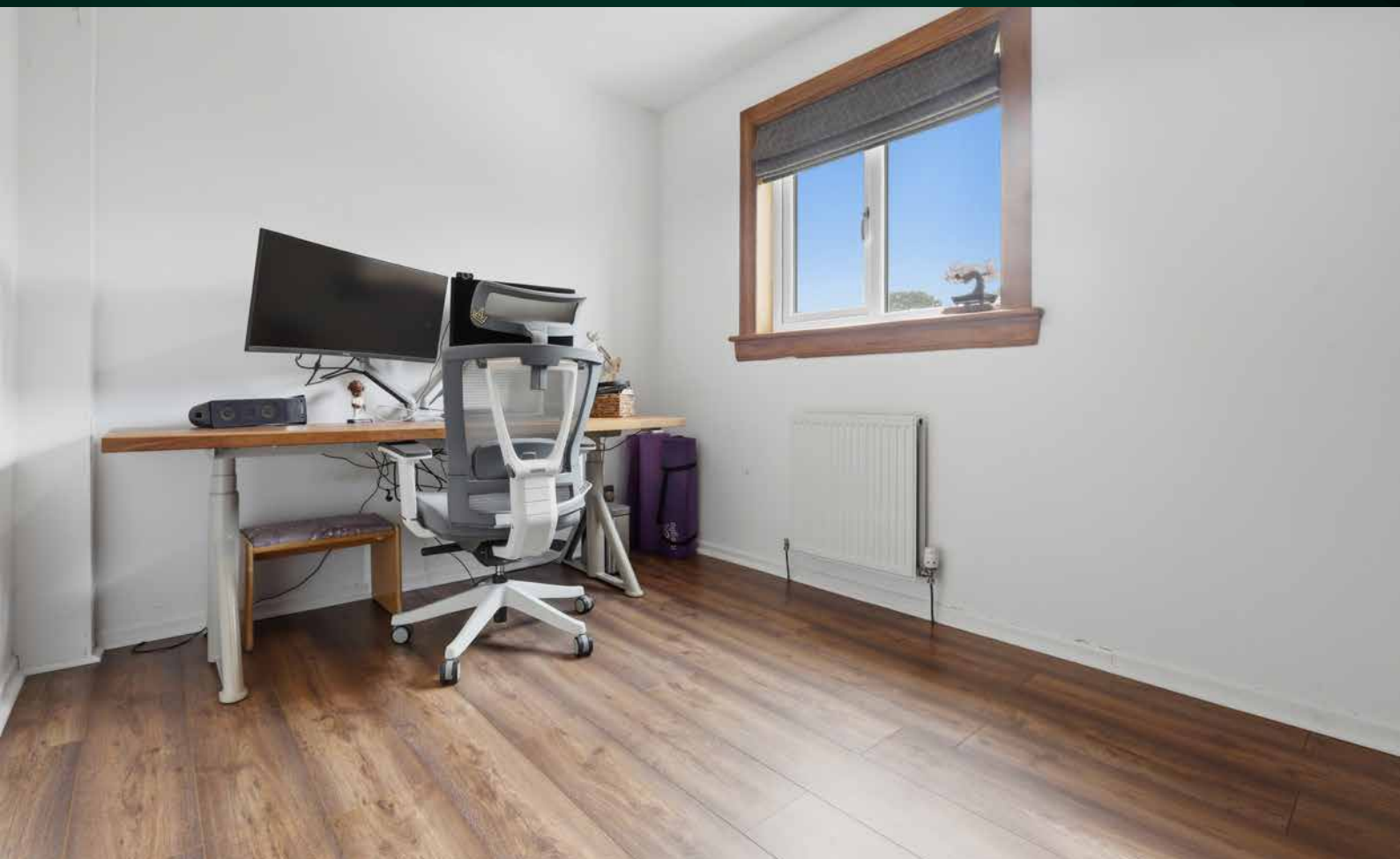
BEDROOM 1



BEDROOM 2



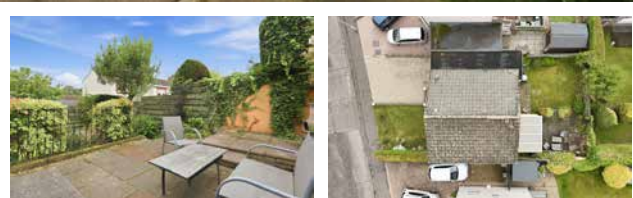
BEDROOM 3



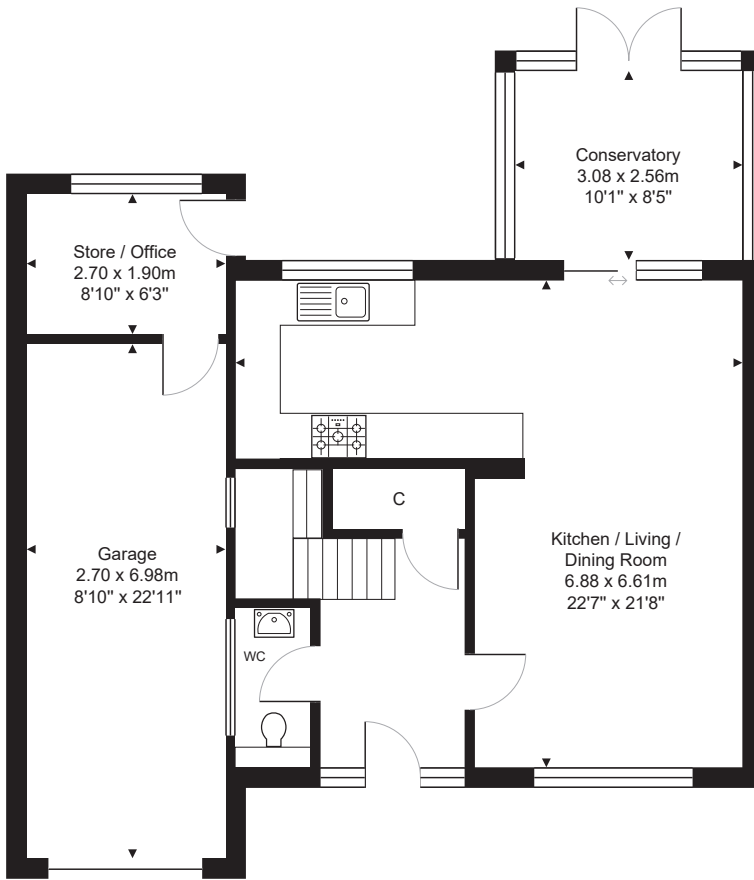
Externally, the home features a generous rear garden, complete with a patio area and a lawn to the side, ideal for outdoor dining and play. To the front, there is a neat garden, driveway parking, and access to the single garage.

This is a superb opportunity to acquire a beautifully presented family home in a sought-after residential area, ready to move into and enjoy.

EXTERNALS & VIEW

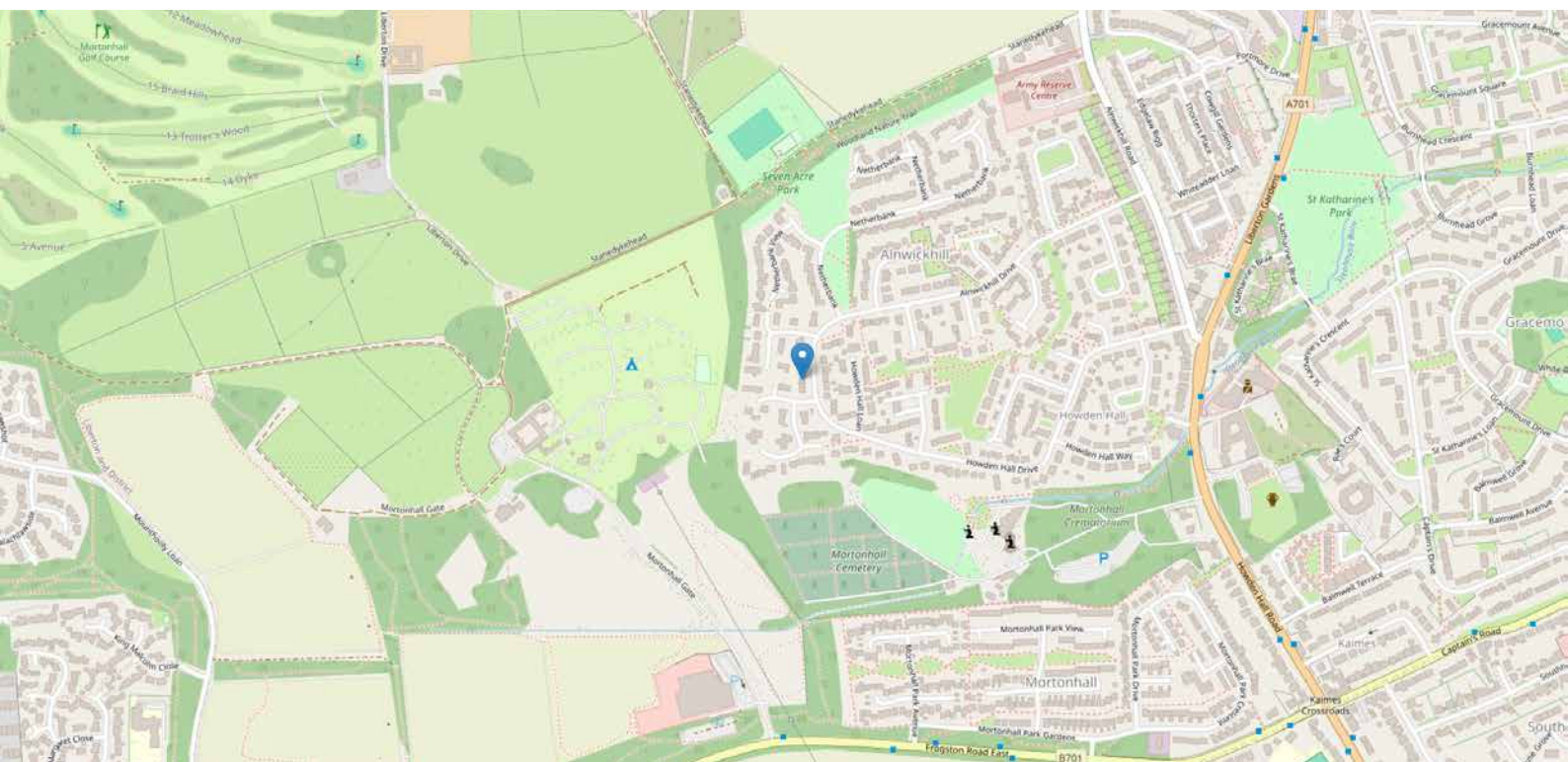


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 100m² | EPC Rating: C



THE LOCATION

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 their 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 King's 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 bypass 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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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