



71 Howden Hall Road, Edinburgh, EH16 6PW

Light & Spacious, Four-Bedroom, Detached Bungalow with Gardens, Driveway & Garage

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Property Description

Light, beautifully presented and spacious, four-bedroom, detached bungalow, set on a generous plot with a driveway, garage, and gardens to all aspects. Superbly located in an established residential area, in the popular Gracemount area, south of Edinburgh city centre.

Comprises a vestibule, reception hall, living room, open plan family/dining room and kitchen, utility room, four double bedrooms, a wet-style shower room and a bathroom.

Highlights include an open-plan living space, generous room sizes and quality flooring throughout. Further features include a luxury bathroom suite with a separate shower, a fitted kitchen with appliances, and tasteful decor. In addition, there is a gas central heating, double glazing, and good storage provision, including an attic space and a garage.

With a multi-vehicle driveway at the front, the surrounding gardens include lawns, patios, a deck with an awning, established trees and shrubbery.

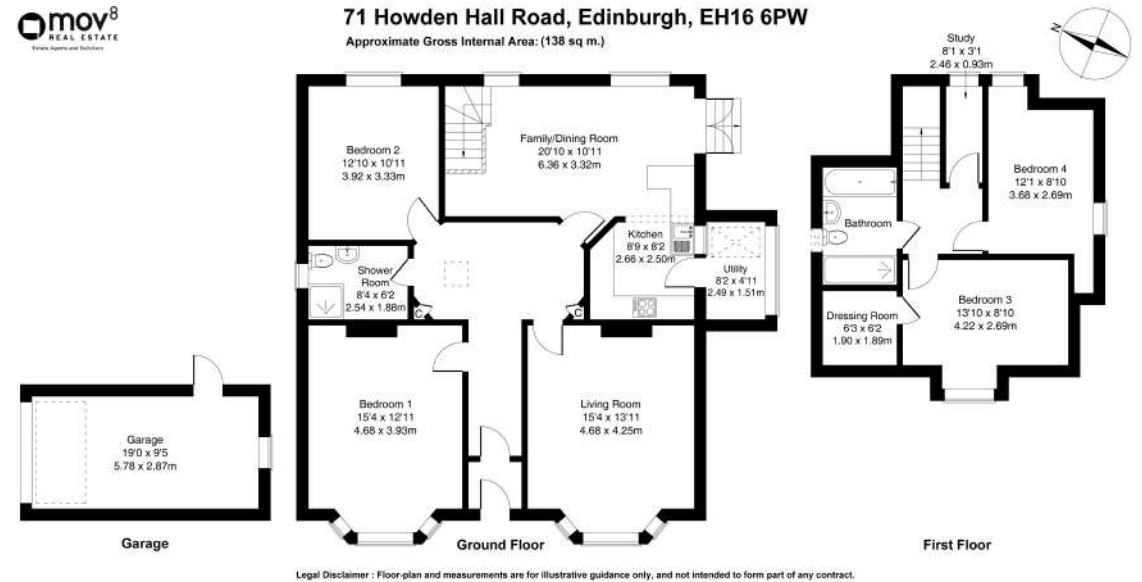
An entrance vestibule leads into a welcoming central hallway, complete with two built-in cupboards and access throughout the ground floor. A beautifully presented west-facing living room enjoys an abundance of natural light and features elegant cornicing and picture rails, quality flooring, an Edinburgh press with shelves and a charming bay window. To the rear, a superb open-plan family and dining space flows seamlessly into a well-appointed kitchen, creating an ideal setting for both everyday living and entertaining. With a dual aspect and French doors opening directly to the garden, the space is wonderfully light and airy. The kitchen is fitted with a range of wall and base units, stone-effect worktops, a breakfast bar, and a range of integrated appliances including an oven, gas hob, and dishwasher, as well as a freestanding American-style fridge/freezer. While a separate utility room provides additional storage and a freestanding washing machine and tumble dryer.

Two generous double bedrooms are located on the ground floor, including a particularly impressive principal bedroom with another striking bay window and an Edinburgh press. Completing the ground floor, a wet-room shower room features an electric unit, full-height tiled splash walls, and a ladder-style radiator.

Upstairs, the accommodation continues with a useful study, ideal for home working, alongside two further well-proportioned double bedrooms finished with light decor and carpeted flooring, with bedroom three also benefiting from a walk-in dresser. A family bathroom serves the upper floor, featuring a modern four-piece suite including a separate bathtub and a large shower enclosure with a rainfall showerhead, a mix of contemporary panelled and tiled splash walls, and a slimline radiator.



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Approximate Gross Internal Area: (138 sq m.)





Area Description

Gracemount is an established residential area located south of Edinburgh city centre. It offers a wide mix of family-friendly housing and local shopping options throughout the neighbourhood. A Morrisons supermarket can be found on Gilmerton Road, while Cameron Toll Shopping Centre and Straiton Retail Park provide a broad selection of high-street brands, supermarkets, and superstores. Gracemount Leisure Centre features a swimming pool, gym, and various fitness classes. The area includes two primary schools and Gracemount High School on Lasswade Road. Residents benefit from nearby open spaces such as the Braid and Pentland Hills, along with several local golf courses. Gracemount also enjoys close proximity to the Royal Infirmary and Edinburgh University. Regular bus services run from the A701 and nearby Captain's Road.











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