

SIMPSON & MARWICK



24 Howden Hall Loan, Liberton, Edinburgh, EH16 6UY



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EPC: B (81)
Council Tax -

Charming 2-bedroom upper villa with private garden and great potential



- Main door upper villa
- Two double bedrooms
- Bright public room
- Private garden space
- Allocated parking space
- Excellent storage space
- Double glazing (2016)
- Gas central heating
- Great potential
- Popular residential area

This attractive upper villa forms part of a block of four and offers bright, generously proportioned accommodation with excellent scope to create a lovely home. Accessed via its own main door, the property opens to a stair leading to a welcoming entrance hall, from which all rooms are accessed. The kitchen is fitted with a range of wall and base units and comes equipped with an induction hob, oven, extractor fan, washing machine and tumble dryer.

The accommodation further comprises a bright and comfortable public room, two well-proportioned bedrooms, both benefitting from built-in storage, and a shower room fitted with a walk-in shower, WC and wash hand basin with integrated storage. Additional storage is provided by a large cupboard housing the boiler.

Externally, the property enjoys a generous private garden area positioned adjacent to the entrance, providing excellent outdoor space. Further benefits include double glazing (installed in 2016 to main rooms), gas central heating and an allocated parking space.

Overall, this is a fantastic opportunity to acquire a spacious home with great potential, set within a well-established and sought-after residential area.

Location

Liberton is a popular residential area situated to the south of Edinburgh, offering a balance of peaceful suburban living with convenient access to the City Centre. The area is well-served by a range of local amenities including shops, supermarkets, and schools, along with excellent public transport links providing easy access across the city. Nearby, there are a number of recreational opportunities including parks, golf courses, and scenic walking routes, making Liberton an ideal location for a variety of buyers.

Fixtures and Fittings

Integrated appliances include induction hob, oven and extractor fan. Freestanding appliances included in the sale are the washing machine and tumble dryer.

Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick



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Approx. Gross Internal Area:
796.529 Sq Ft (74 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		