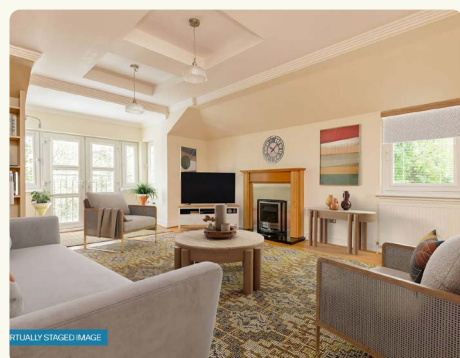




A bright and spacious 3 bedroom, second floor flat with private parking

3 Bed 2 Bath 1 Reception

A bright and spacious second floor flat with private parking. This modern top floor flat extends to approximately 1071 SQ FT and benefits from an abundance of natural light via a skylight in the hallway as well as from French doors in two rooms which lead to Juliet balconies. The internal accommodation is in good decorative order throughout with a particularly well-proportioned sitting room being the focal point. This room has extensive built-in shelving as well as a box-bay window leading to the balcony. There are three double bedrooms (two of which have built-in wardrobes and one with en-suite facilities) as well as a well-equipped kitchen and the family bathroom. The kitchen comes with gas hob, electric oven, fridge/freezer, washing machine and dishwasher. There are three useful store cupboards off the hallway. Further benefits include an attic, gas central heating, double glazing, a secure entry system, allocated parking (space number 3), and well-kept communal grounds.

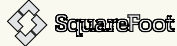
Features

- Modern top (second) floor flat
- Spacious accommodation
- Well-proportioned sitting room with balcony
- Well-equipped fitted kitchen
- Principal bedroom with en-suite and balcony
- Two further double bedrooms
- Bathroom
- Gas central heating
- Private parking space
- Well-maintained communal gardens
- EPC Rating B

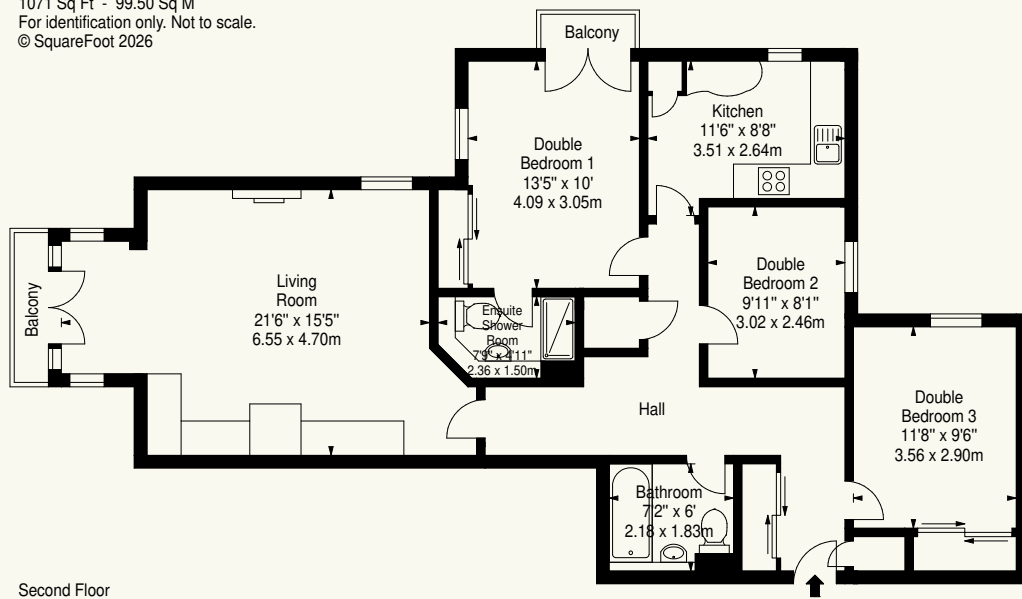
Fixed Price £295,000

£15,000 Below Home Report Valuation.

Howden Hall Road,
Edinburgh,
Midlothian, EH16 6PQ



Approx. Gross Internal Area
1071 Sq Ft - 99.50 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and is less than five minutes from the city by-pass. It is a popular and attractive place to live surrounded by lovely open spaces in which to enjoy the outdoors. It also benefits from good access to schools, Edinburgh University King's Buildings, as well as the Royal Infirmary,

the Medical School and the Children's Hospital at Little France. The Straiton retail outlet is within a few minutes by car and plays host to popular eateries, the majority of High Street names, as well as Ikea, Costco and large branches of both Asda and Sainsbury.

FOR VIEWING:

By appointment only

Contact Lindsay on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.