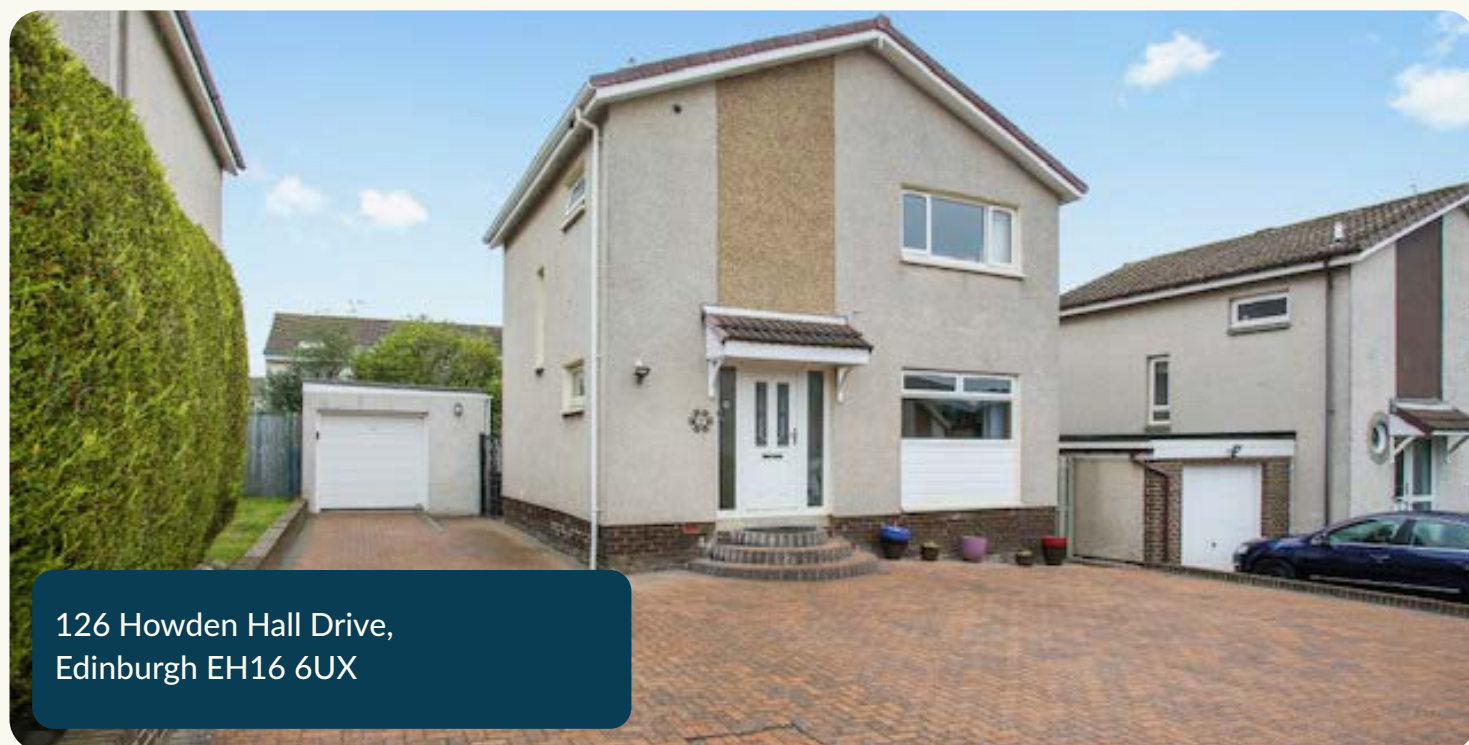




126 Howden Hall Drive,
Edinburgh EH16 6UX



An excellent detached villa quietly situated within a sought after mature development minutes from all the area has to offer

 3 Bed  1 Bath  2 Reception

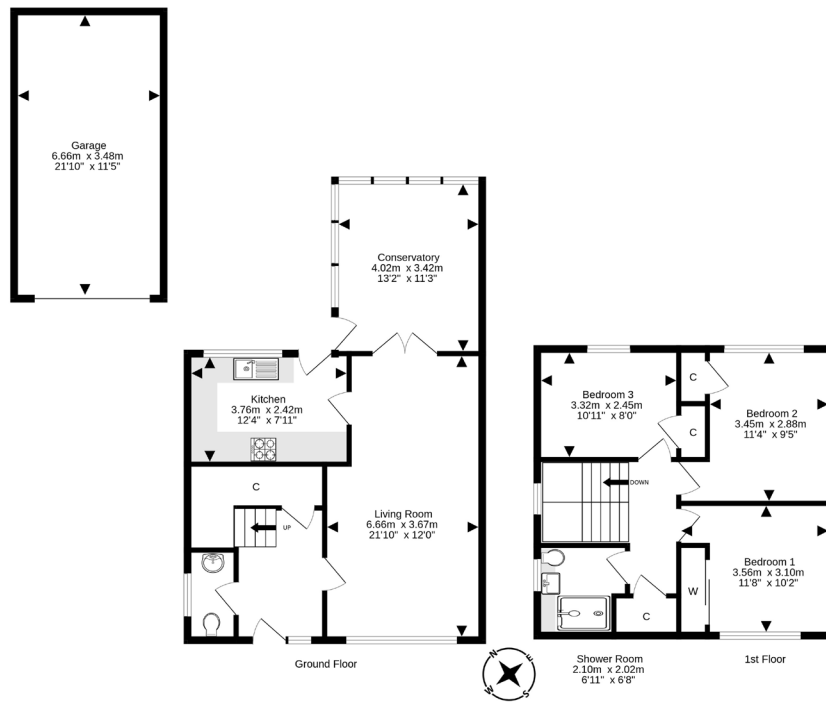
126 Howden Hall Drive is a substantial, extended detached villa with off road parking for several cars, a large garage and mature garden. This excellent family home offers flexible living space arranged over two floors. The welcoming hall has a large storage cupboard and a guest WC off and leads through to the wonderfully light and spacious sitting/dining room. A large conservatory offers additional entertaining and family space and enjoys views out to the garden. The modern kitchen has smart white units and comes complete with appliances (not warranted). Upstairs, there are three comfortable bedrooms all with built in storage and an attractive shower room. Further benefits include a part floored attic, gas central heating and double glazing.

Please note the furniture in the property is not as shown in the photographs.

Features

- Hall
- WC
- Large dual aspect sitting/ dining room
- Conservatory
- Three generous bedrooms with fitted wardrobes
- Stylish shower room
- Part floored attic
- Gas central heating
- Double glazing
- Large garage
- Monoblock driveway with parking for several vehicles
- EPC Rating D

Offers Over £370,000



Howden Hall lies on the south side of Edinburgh, approximately four miles from the very centre of the city and less than five minutes from the city by-pass. It is a popular and attractive place to live, offering ready access into the city centre and all the benefits of good local schools, excellent shopping facilities and rolling countryside. The nearby Straiton Retail Outlet plays host to the majority of High Street names, in addition to a large branch of Sainsbury, a Lidl, a 24 hour Asda, Costco

and Ikea. These shops are all within a few minutes, as are a number of popular eateries. Leisure facilities also include a number of golf courses, a network of off-road cycle paths, the Midlothian Winter Sports Centre and the wonderful open spaces of both the Braid Hills and the Pentland Hills Regional Park, to name but a few. Furthermore, proximity to the city by-pass facilitates access to the A1, Edinburgh International Airport, the Queensferry Crossing and the central motorway network.

FOR VIEWING:

By appointment only

Contact Lindsay's 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.