



23 Howden Hall Loan, Edinburgh, EH16 6UY
OFFERS OVER £220,000



MONARCH
LEGAL



Set within a well established and popular estate, in the highly regarded Liberton area, this two bedroom lower villa, sits at the end of a quiet cul-de-sac, with fantastic outdoor space and a detached single garage.

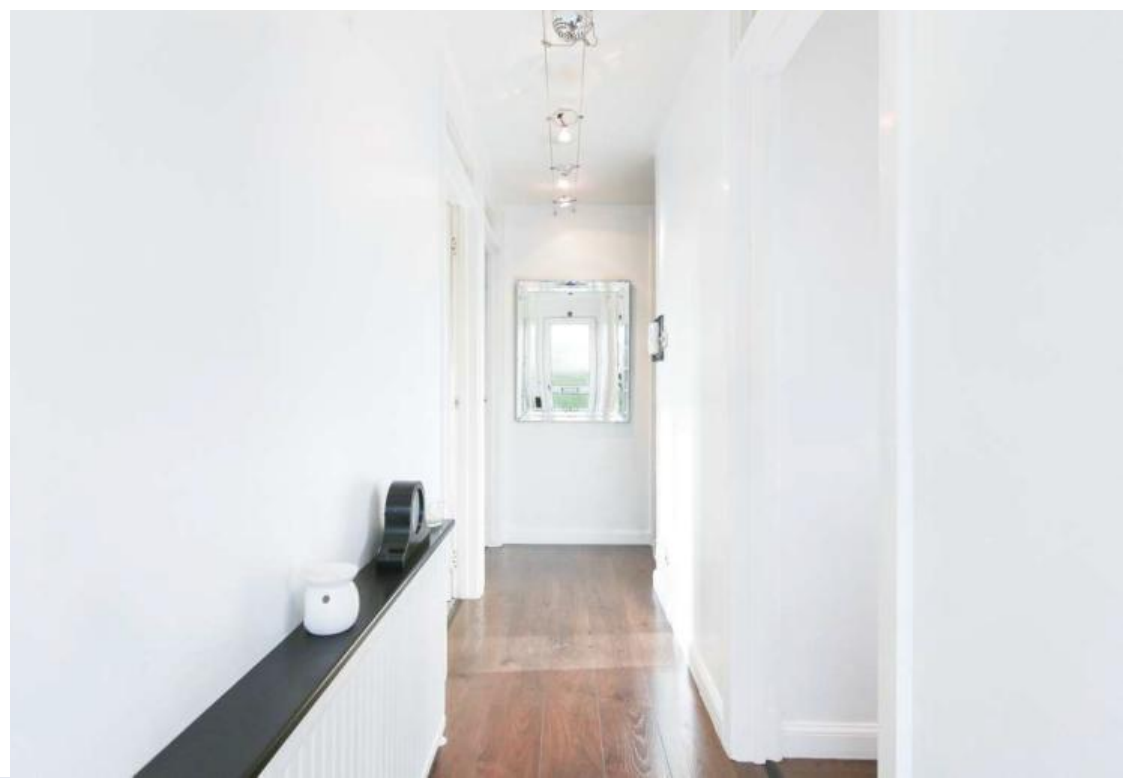
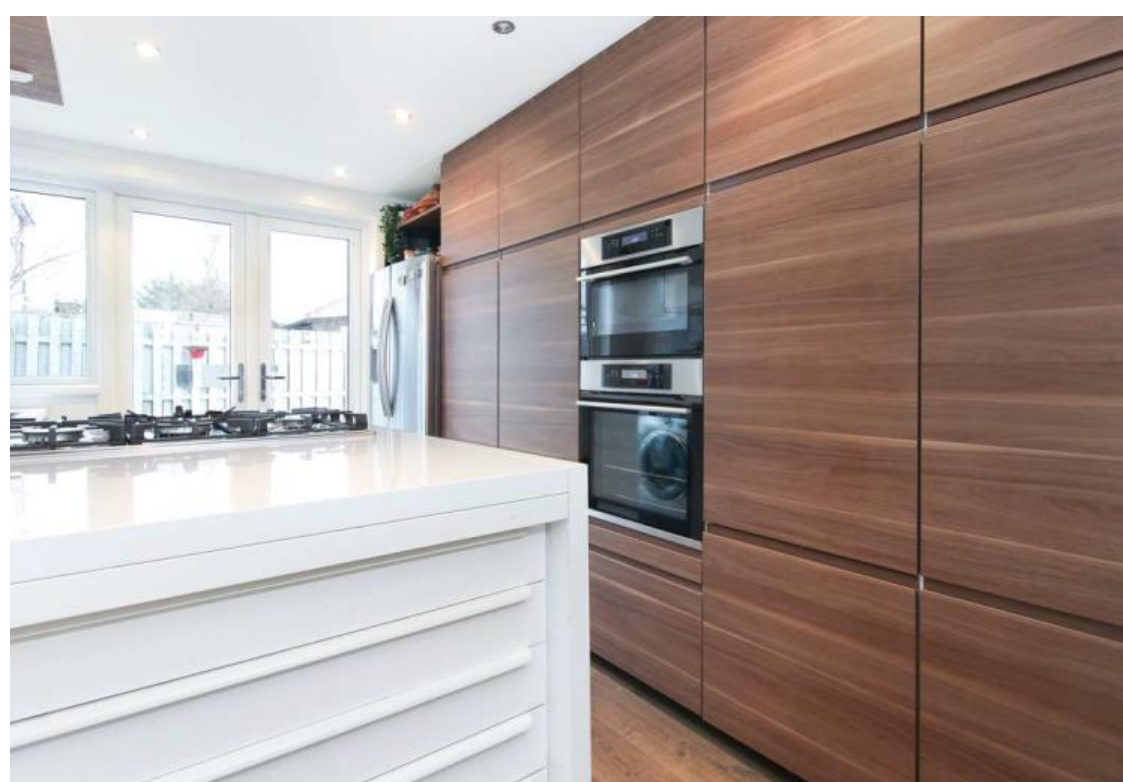
The entrance is tucked away to the side of the property, where you enter a bright and airy hallway.

Enjoying a south-facing position, with sliding patio doors opening onto the enclosed front garden, is an elegant lounge and dining room, a pleasant space to relax or entertain.

Across the hall to the rear, is a stylish, fitted kitchen, featuring excellent storage and a peninsular unit housing a 5-burner gas hob.



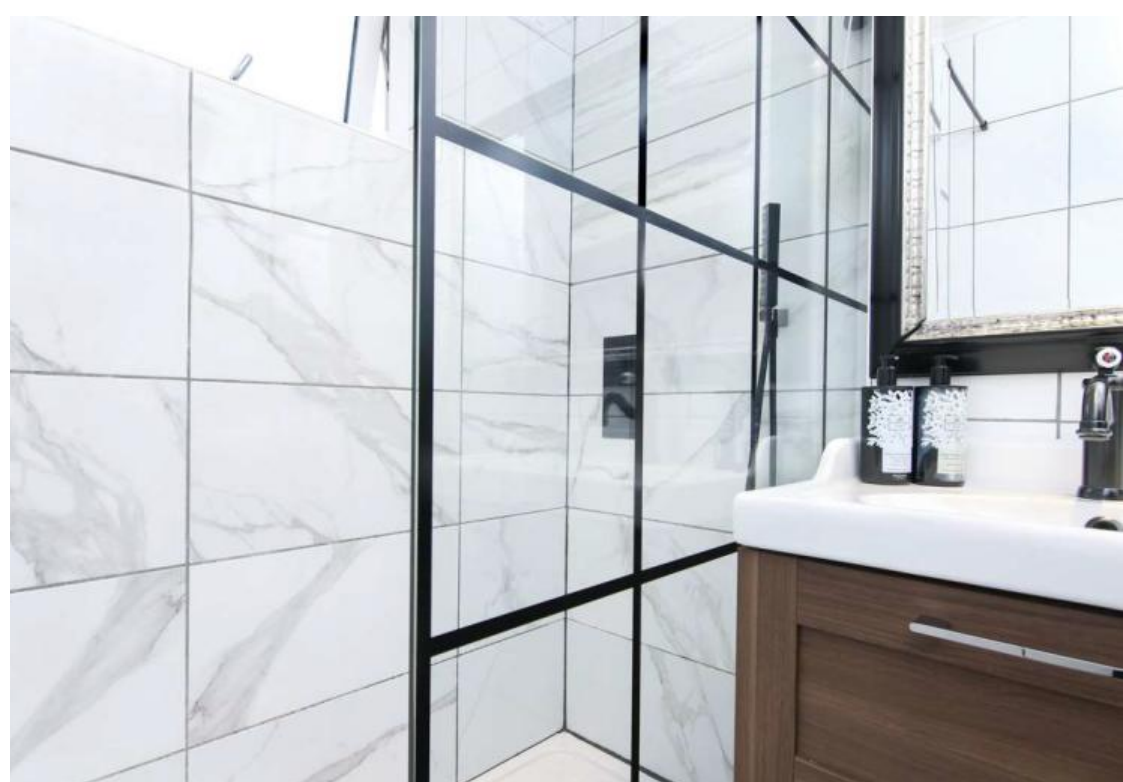
MONARCH
LEGAL





The two double bedrooms are both well proportioned with ample space for freestanding furniture and they share a stunning contemporary shower room, featuring walk-in shower with black 'cristal' style full height glass screen, along with black fittings.

There are two excellent hall cupboards, plus gas central heating and double glazing fitted throughout.



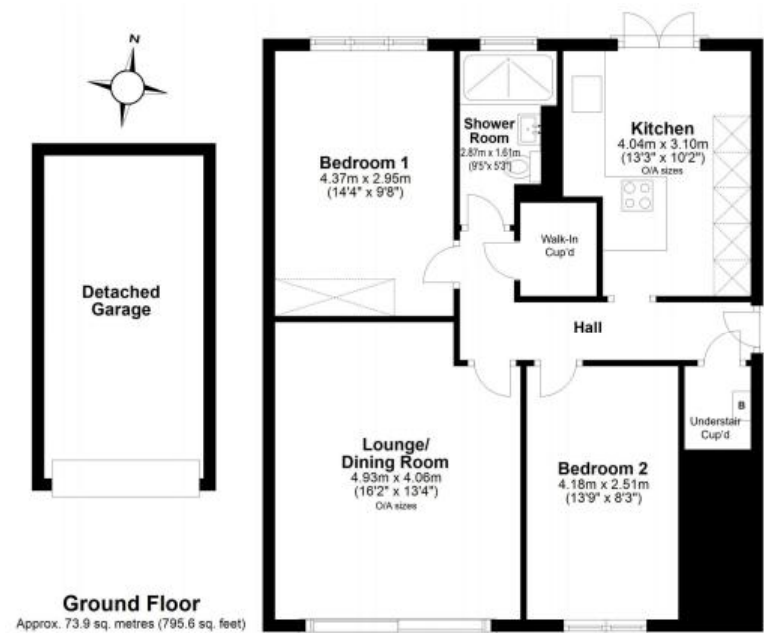


LOCATION-

Liberton is a highly sought after residential suburb, lying south of Edinburgh city centre. It encompasses a vast area, west from the Braids over to Craigmillar Castle, in the east. The Edinburgh Royal Infirmary is close by as well as Edinburgh Universities Kings Buildings Campus. Good local amenities are available, with more extensive shopping found at nearby Straiton Retail Park. Fabulous walks are available on the nearby Pentlands, offering great leisure opportunities, including the golf courses of Liberton and the Braids. An excellent choice of schooling is available including Liberton High School. The city by pass, links to all the major road networks, an ideal location with regular bus services into the city centre.



MONARCH
LEGAL



Get in touch



0131 644 6060



sales@monarch-legal.co.uk



monarch-legal.co.uk

Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.