



43 Howden Hall Loan
HOWDENHALL | EDINBURGH | EH16 6UY


warners
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Well presented two bedroom lower villa, enjoying its own main door access and benefiting from a driveway, single garage and private garden to the rear.

The property is in walk in condition and presents a lovely home within a popular residential area. The property comprises two double bedrooms with built in storage, spacious living room with stunning views of the Pentlands, a fireplace and electric fire, modern bathroom with walk in double waterfall shower and the fitted Kitchen comes with gas hob, oven and fan, fridge, freezer, dishwasher, washing machine and has a dining area. The property also benefits from ample storage including a walk in cupboard in the hallway and well landscaped front and rear gardens with a mixture of lawn, patio and gravel.

- Well presented 2 Bedroom lower villa
- Living room with views over the Pentlands
- Fitted kitchen
- Two double bedrooms
- Modern bathroom
- Ample storage
- Gas central heating and double glazing
- Front and rear gardens
- Large driveway and single garage

Extras included in the sale are all curtains, blinds, fridge, freezer, washing machine and dishwasher. EPC rating C.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Howdenhall is a popular area in the south approximately four miles from Edinburgh City Centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre. Newington is just a little further afield, with the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury within easy reach. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.



