



# Howdenhall

15 Howden Hall Way  
EH16 6UW



## Lower Flat

OFFERS OVER £210,000

- L-shaped hallway with storage
- Spacious living/dining room
- Kitchen with conservatory off
- 2 double bedrooms
- Wet room
  
- Gas central heating
- Double glazing
- Private front & rear gardens
- Private single garage
- Unrestricted on street parking in surrounding area



Viewings - by appointment call  
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this 2-bed lower flat located in the Howdenhall area of Edinburgh, which lies to the south of the city centre. Whilst enjoying a peaceful location, the property is within easy reach of public transport providing direct access into the city centre. Local shops and services are on hand together with the Cameron Toll Shopping Centre and Straiton Retail Park both only a short distance away providing a selection of high street stores. Leisure and recreational facilities are within the vicinity including wonderful walks available on hand at the Braid Hills and Hermitage of Braid walkway. Gracemount Leisure Centre with swimming pool is nearby together with many golf courses. Edinburgh University King's Building campus is within easy reach together with the Edinburgh Royal Infirmary Hospital, Simpsons Maternity unit and the Sick Kids. For the commuter, the property is within easy reach of the City of Edinburgh Bypass which links the main Scottish motorway network system together with Edinburgh International Airport.

The flat is entered via a private main door into an L-shaped hallway with 2 handy built in storage cupboards and much of the accommodation off. To the front of the flat is a spacious living room with space for both living and dining furniture. To the rear is a kitchen fitted with base and wall units, integrated double oven, electric hob, freestanding washing machine and a conservatory off. The conservatory has tiled floor and gives direct access to the rear garden. To the front of the flat is a double bedroom which enjoys a built-in wardrobe. A second double bedroom can be found to the rear.

Completing the accommodation is the wet room which has splashboard walls, electric powered shower unit, WC and a wash hand basin within a vanity unit.

Additional benefits include a private single garage, gas central heating, double glazing, private front and rear gardens, and unrestricted on street parking in the surrounding area.

### EXTRAS

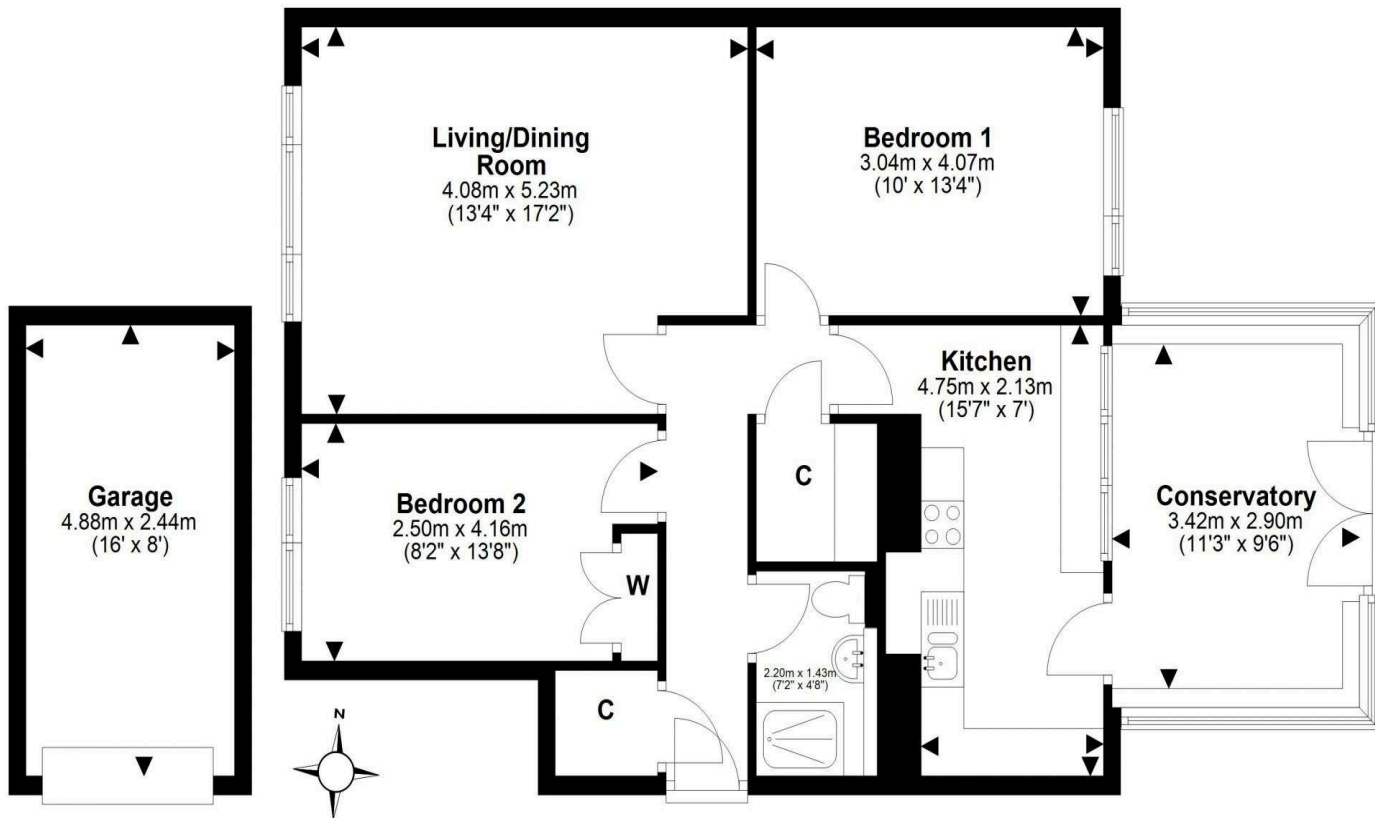
To include all aforementioned white goods, light fittings, carpets and any curtains/blinds.

### OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**