

● Beveridge  
● Philp  
& Ross

0131 554 6244



Offers Over £195,000

16 Howden Hall Crescent, Howdenhall, Edinburgh EH16 6UR



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## Particularly Charming Two Bed End-Terraced Villa In Move-in Condition Highly Regarded Residential Area

Fantastic opportunity to acquire a particularly charming two-bedroom end-terraced villa quietly located within an established residential development in the highly regarded Howdenhall district, convenient to excellent amenities, schools and transport links.

Tastefully decorated, the beautifully light interior is presented in move-in condition, the well laid out accommodation over two levels comprising: entrance hall, generous lounge/diningroom with door to sun deck, well fitted kitchen with integrated hob/oven, dishwasher, fridge/freezer and free-standing automatic washing machine, two comfortable bedrooms and bathroom with electric shower. Comfort is further assured by means of the added comfort of gas central heating, double-glazed windows and useful storage including a sizeable insulated attic. This most appealing property is set within mature enclosed gardens with bright southerly/westerly aspect to enjoy much of the day's sunshine, the rear easily maintained garden thoughtfully laid out with lawn, sun deck, raised planters and various productive fruit trees/bushes. All fitted floor coverings, blinds, kitchen appliances (no warranties) and garden shed are included.

### ACCOMMODATION (WIDEST POINTS)

Lounge/Diner	5.05 m x 3.78 m / 16'7" x 12'5"
Kitchen	2.59 m x 1.80 m / 8'6" x 5'11"
Bedroom 1	3.99 m x 2.79 m / 13'1" x 9'2"
Bedroom 2	2.90 m x 1.60 m / 9'6" x 5'3"
Bathroom	2.08 m x 1.91 m / 6'10" x 6'3"



## LOCATION

Howdenhall is a popular residential area lying approximately four miles from Edinburgh city centre. Local convenience shopping is available with a wide range of major retail outlets at the Cameron Toll Shopping Centre and the impressive Straiton Retail Park which includes a Marks & Spencer and Sainsbury's supermarket as well as a large Ikea store all a short drive away. Schools catering for all age groups are easily accessible and a variety of leisure opportunities in the surrounding area includes delightful walks/cycling on Blackford and Braid Hills, horse riding and excellent golf courses. A frequent public transport service operates to many parts of the city with the city bypass easily accessible linking with major motorway networks.

*As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.*

## EPC RATING

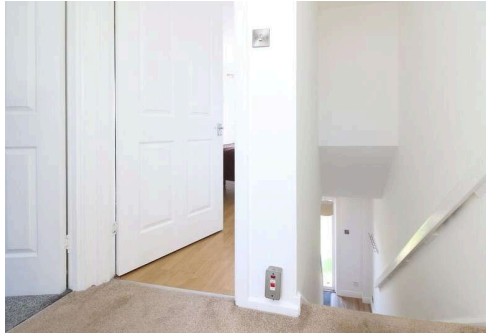
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## VIEWING

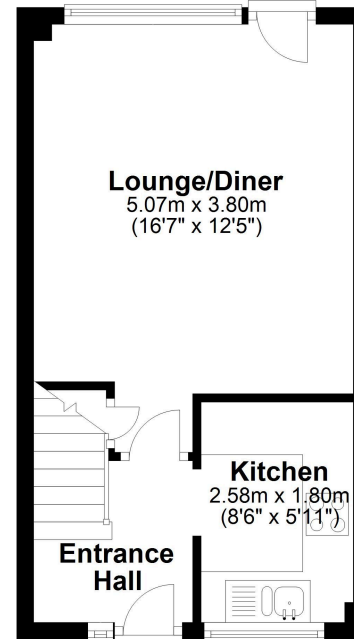
By appointment, please telephone 0131 554 6244



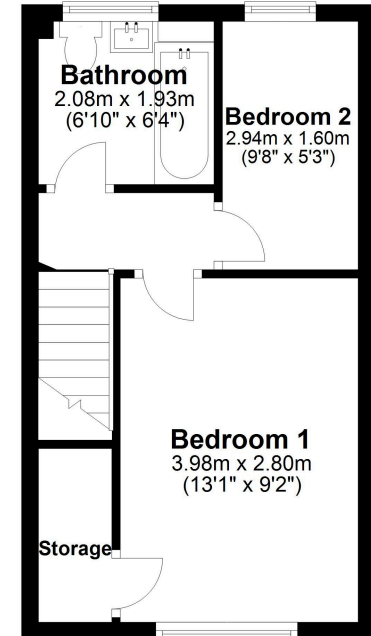




## Ground Floor



## First Floor



Schematic Diagram Only - Not To Scale  
Plan produced using PlanUp.

**Beveridge**  
**Philp**  
**& Ross**

22 Bernard Street, Leith, Edinburgh, EH6 6PS  
T: 0131 554 6244 • E: [mail@bprsolicitors.co.uk](mailto:mail@bprsolicitors.co.uk)

[bprsolicitors.co.uk](http://bprsolicitors.co.uk)

**espc**

*A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.*