

14/7 Howden Hall Road

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This three-bedroom top-floor apartment forms part of a small and highly regarded modern development



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McEwan Fraser is delighted to present this three-bedroom top-floor apartment to the market. The property forms part of a small and highly regarded modern development and is presented to the market in 'walk-in' condition. Accommodation includes a master bedroom with integrated wardrobes and an ensuite shower room, a second double bedroom with integrated wardrobes, a third good-sized single bedroom, a spacious living room, a separate breakfasting kitchen, a family bathroom, and a welcoming hallway with integrated storage. Further benefits include gas central heating, double glazing, a secure entry system, allocated parking, and well-kept communal grounds.

THE LIVING ROOM



Entering the property, the spacious hallway enjoys natural light arriving through a skylight, an unusual feature for a modern property. The hallway is neutrally decorated and well-finished which gives the first clue to the superb standard of fit and finish found throughout the property. Internal accommodation is centred on an exceptional living room which has French doors opening on a Juliet balcony. Neutrally finished, the living room has a feature fireplace which creates a natural focal point. However, the scale of the floorspace on offer will ensure that a new owner has plenty of flexibility to create their ideal entertaining space.



THE KITCHEN



The separate breakfasting kitchen enjoys a sleek and airy design, fitted with modern timber-style cabinets (some with glazed doors) and granite worktops. A neat breakfast bar for morning coffee, under-cabinet lighting, and light grey splashbacks finish the style. Integrated Smeg appliances include a gas hob, electric fan oven, dishwasher, and washing machine. There is also a freestanding fridge freezer.





Bedroom one is a large double bedroom with integrated wardrobes and plenty of space for supporting furniture. Carpeted and neutrally decorated, this bedroom enjoys ample natural light which arrives through french doors which open to a Juliet balcony. There is an ensuite shower room which is partially tiled and finished with a white suite. Bedroom two is a further large double bedroom with integrated wardrobes and plenty of additional space. The third bedroom is a large single bedroom that would make a fantastic nursery or home office. Accommodation is completed by the family bathroom which is partially tiled and includes a three-piece white suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2



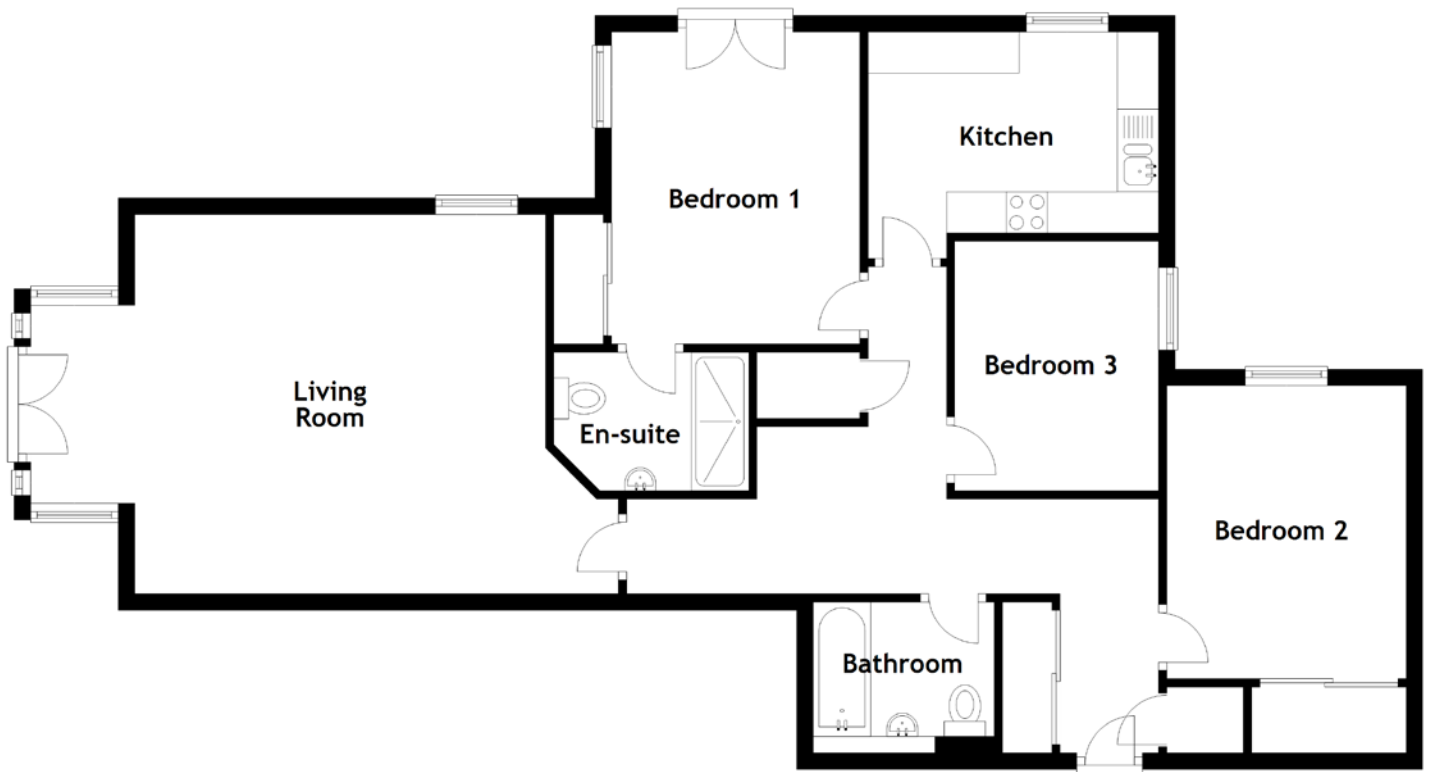
BEDROOM 3



This is a lovely apartment that is presented in superb condition. Internal viewing is essential to fully appreciate what the property has to offer.



FLOOR PLAN, DIMENSIONS & MAP

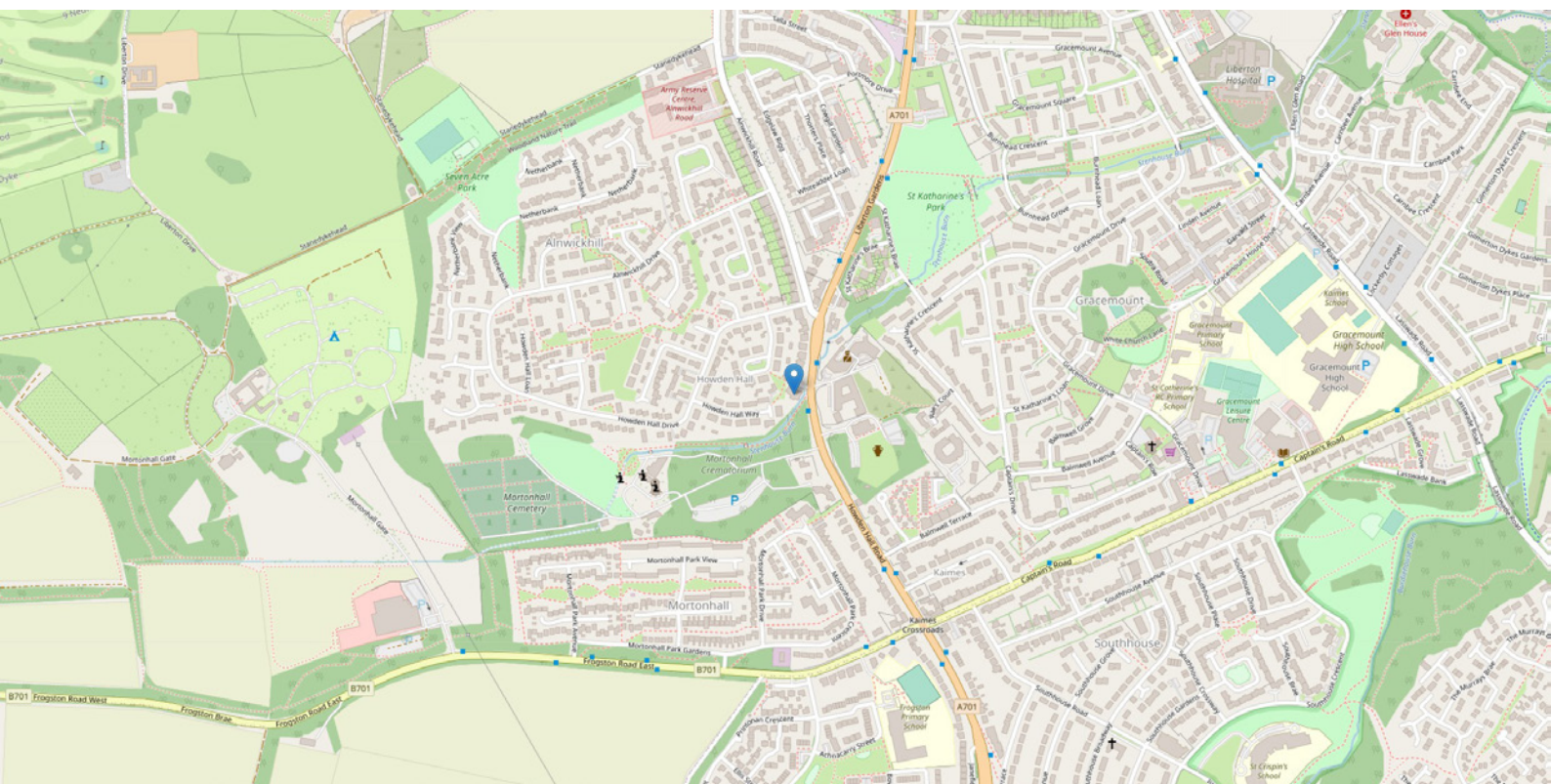


Approximate Dimensions (Taken from the widest point)

Living Room 6.26m (20'6") x 4.60m (15'1")
 Kitchen 3.53m (11'7") x 2.75m (9')
 Bedroom 1 3.79m (12'5") x 3.02m (9'11")
 En-suite 2.37m (7'9") x 1.68m (5'6")

Bedroom 3 3.03m (9'11") x 2.48m (8'2")
 Bedroom 2 3.55m (11'8") x 2.91m (9'7")
 Bathroom 2.20m (7'3") x 1.83m (6')

Gross internal floor area (m²): 97m²
 EPC Rating: B



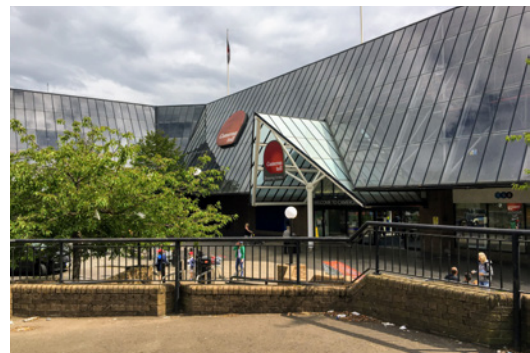
THE LOCATION

The suburb of Liberton boasts the kind of village atmosphere that makes it hard to believe that you are only three miles south of the city centre of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on its doorstep. With Cameron toll (which includes over 40 shops and a large supermarket) and Straiton Retail Park in easy reach, and with nearby supermarkets like Marks and Spencer and Sainsbury's, there is no need to travel to the centre for shopping.





There are also more traditional shops in the older parts of Liberton, as well. Regular day and night bus services ensure fast and convenient travel links to Princes Street, Lothian Road, the Royal Infirmary, and beyond. Liberton is served by reputable state schools at the primary and secondary level, it is also ideally located for a choice of independent schools and The University of Edinburgh's King's Buildings campus. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills, or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city. Owing to its location in south Edinburgh, Liberton allows swift links to Edinburgh City Bypass and convenient links to the M8/M9 motorway network, Edinburgh International Airport, and Queensferry Crossing.



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