



28 Howdenhall Drive

Alnwickhill, Edinburgh, EH16 6UJ



Immaculate and bright end-terrace extended villa, within the sought after area of Liberton. Reception hall, lounge, kitchen /dining room, three bedrooms and bathroom. Gas central heating, double glazing, front and rear gardens.

FIXED PRICE £215,000
www.remax-scotland.com/71211015-33

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ON 0790 602 3131



Main entrance



Reception Hall



Living Room

Reception Hall

A white UPVC partially glazed door with side panel opens onto the reception hall. Carpeted stairs with wooden banister raising to the upper level. CH radiator. Power points. Phone point. Smoke alarm. Ceiling light. Laminate flooring. Provides access to lounge and kitchen.

Kitchen/Dining Room 8'6" x 15'8" / 2.60m x 4.78m

A 4-frosted-glass-panel door gives access to this modern kitchen. Two double glazed windows to the front with vertical blinds. Simple coving, 2x3 spotlights, an abundance of wall and base units (providing excellent storage) complemented by contrasting worktops. Stainless steel splash back. Stainless steel sink with mixer tap. Plumbed for washing machine and dishwasher. Newhome gas stove - 800DF D0m - stainless steel double oven. AEG extractor hood. Two display shelved units and wine rack. Combination boiler. TV outlet and multiple power points. Two illuminated shelves. Lino flooring in tile effect. Breakfasting bar with open plan to dining room. Bright room benefitting from natural light via french doors onto the rear garden. Ceiling light and two wall lights. Simple coving. CH radiator with thermostatic valve. Multiple power points. Laminate flooring. Astragal door to lounge.

Lounge 14'0" x 15'7" / 4.28m x 4.76m

Accessed via 4-frosted-glass-panel door. Bright room in neutral decor with rear aspect. Ceiling light, simple coving. Double glazed window with wooden venetian blinds and door to the rear garden. CH radiator with thermostatic valve. Open gas fireplace. Two phone points, multiple power points, TV aerial+Sky point. Wooden flooring. Small cupboard housing electricity and gas meters. Astragal doors to dining room.

Upper Landing

Two ceiling lights. Smoke alarm. Hatch to the partially floored attic. CH radiator with thermostatic valve. Double power point. Carpeted. Giving access to the upper accommodation. Shelved linen cupboard.

Bedroom One 12'9" x 12'5" / 3.89m x 3.79m

Double bedroom enjoying lovely views to the front of the property. Double glazed window with Venetian blinds. CH radiator with thermostatic valve. Fitted wardrobe with pelmet lighting. Additional wardrobe with shelves and rail above the stairs. Phone point and multiple power points. Laminate flooring. Bedroom Two 15'0" x 6'4" / 4.58m x 1.93m Bright bedroom facing the rear of the property. Two double glazed windows with curtains and pole. Ceiling light. CH radiator with thermostatic valve. Fitted wardrobe with hanging rail. Two double power points. Laminate flooring.



Dining Room



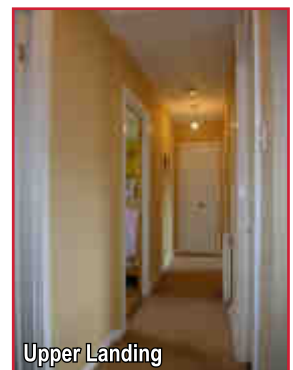
Kitchen



Kitchen



Dining Room



Upper Landing



Bedroom One



Bedroom Two

Bedroom Three 12'8" x 8'8" / 3.87m x 2.64m

Another double bedroom with front aspect. Double glazed windows with curtains and pole. Ceiling light. CH radiator with thermostatic valve. Three double power points. Phone point. Carpeted.

Bathroom 6'10" x 15'7" / 2.09m x 1.91m

Fully tiled walls. Laminate flooring. Double glazed window to rear. Fitted with a three piece white suite; wash hand basin with mixer tap and pedestal, bath with mixer tap and shower curtain and WC with low level cistern. Electric shower over bath. Chrome towel rail with thermostatic valve. Three spotlights.

Garden

Rear garden with decking area, good for dining al fresco. Play area laid with bark. External light. Gate giving access to rear path. Two solar lights. Low maintenance fenced front garden.

Extras

Flooring, ceiling lights, curtains and poles, blinds.

NOTES

- Viewing is strictly by appointment with the listing estate agent.
- Visit www.remax-scotland.com/71211015-33 for up to date information about this property and to locate it on a satellite map, find out more about the area and download PDF brochure.
- It is important that your solicitor notifies this office of your interest; otherwise this property may be sold without your knowledge.

CONTACT INA KREMER

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Bathroom



Garden



Bedroom Three



Garden

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For more information, contact:

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