

Shandon | Edinburgh

54/4 Cowan Road, EH11 1RJ

  
**GILSON GRAY**  
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## OFFERS OVER £275,000

54/4 COWAN ROAD, SHANDON, EDINBURGH, EH11 1RJ

*Quietly positioned in the leafy, desirable suburb of Shandon, just 15 minutes' commute from the heart of Edinburgh, this two-bedroom second-floor flat offers a sumptuous period home with an enviable outlook towards the Pentland Hills. Set within a classic sandstone tenement, the flat enjoys typically grand Victorian proportions and exquisite decorative details, attractively coupled with stylish décor and contemporary finishings throughout.*

Approached via a communal stairwell with secure entry, the front door swings open into an impressive entrance hall; wonderfully light and spacious, and retaining beautiful varnished timber flooring and classic cornicing. Two incorporated store cupboards provide handy discreet storage. With a sunny southerly aspect and a generous, flexible footprint, the adjoining reception area includes a stunning bay window set into a panelled surround – a perfect alcove for seated dining with a scenic outlook towards the rugged Pentland

Hills. Flawless, lightly-toned décor is enhanced by the charming features of honey-coloured stripped flooring, ornate cornicing, a picture rail and a recessed storage area with an elegant frontage. A magnificent period fireplace with an enchanting tiled and timber surround completes this superbly characterful room. Next door, a stylishly-appointed kitchen is fitted with crisp-white cabinets (with integrated downlighting) supplemented by the rich tones of wood-effect worktops and glossy, deep-red wall panelling.





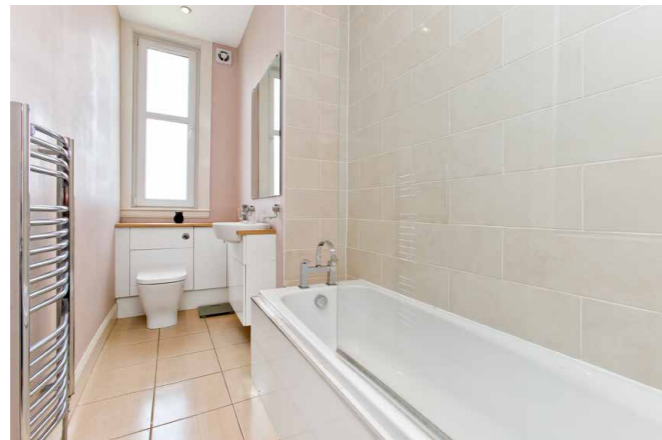
Further equipping the space are an integrated electric oven and hob, offset by a sleek stainless-steel splashback and feature hood, an under-counter washing machine and a freestanding fridge freezer. Also housed within this city home are two expansive double bedrooms featuring built-in storage and presented in tranquil pastel hues with luxurious fitted carpeting. These incorporate a master suite and a further bedroom with a favourable southerly-facing aspect. The master bedroom is adjoined by a bright en-suite shower room designed to effortlessly complement the bedroom's decorative finish. Here, a chic WC-suite, set into vanity storage, accompanies a shower enclosure. Finally, mirroring the shower room's stylish look, is a bathroom replete with a WC, an inset basin, and a shower-over-bath heightened by quality, contemporary fixtures including a towel radiator. Gas central heating and double glazing guarantee a warm, energy-efficient climate all year round.

Outside, the flat benefits from shared access to a delightful rear garden with a large well-tended lawn, as well as unrestricted on-street parking in the immediate vicinity.

#### FEATURES

- Prestigious suburban setting
- Scenic views of the Pentland Hills
- Characterful Victorian second-floor flat
- Secure entry system
- Airy hall with storage
- Southerly-facing living/dining room
- Stylish well-equipped kitchen
- Master bedroom with en-suite
- 1 Further generous double bedroom
- Attractive bathroom
- Large well-kept communal garden
- Unrestricted on-street parking
- GCH & DG





## Location

Lying approximately three miles west of Edinburgh city centre, the popular residential district of Shandon is characterised by its leafy streets, appealing traditional tenements and open green spaces. Steeped in history, Shandon is home to a conservation area and the last surviving Edinburgh brewery – the Caledonian Brewery. With no shortage of outdoor pursuits right on their doorstep, residents of Shandon can take a relaxed stroll in tranquil Harrison Park or cycle along picturesque Union Canal into the city centre. Shandon is well served by a range of local amenities, with more extensive shopping facilities (including a Sainsburys superstore) in neighbouring Gorgie. Furthermore, bustling Morningside Road, with its charming selection of independent retailers and thriving café culture, is just a short walk away. Shandon is located just minutes from the Fountain Park leisure complex, where you will find a multi-screen cinema, bowling alley, gym, various family restaurants and pubs under one roof. Shandon is within the catchment area for excellent state schools including early years and primary education at Craiglockhart Primary School, followed by secondary schooling at Tynecastle High. The area is also well placed for some of the capital's finest private schools, particularly the Edinburgh Rudolf Steiner School and George Watson's College. Popular with young professionals thanks to its close proximity to the city centre, Shandon enjoys superb public transport links across the capital, as well as swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.

## Dimensions

(Taken from the widest point)

Living Room	6.09m (20') x 3.75m (12'4")
Kitchen	3.10m (10'2") x 2.46m (8'1")
Master Bedroom	4.73m (15'6") x 3.05m (10')
En-suite	2.67m (8'9") x 1.31m (4'4")
Bedroom 2	4.49m (14'9") x 4.02m (13'2")
Bathroom	3.45m (11'4") x 1.50m (4'11")

## Viewing

Sunday 2-4pm and by appointment with Gilson Gray on 0131 516 5366

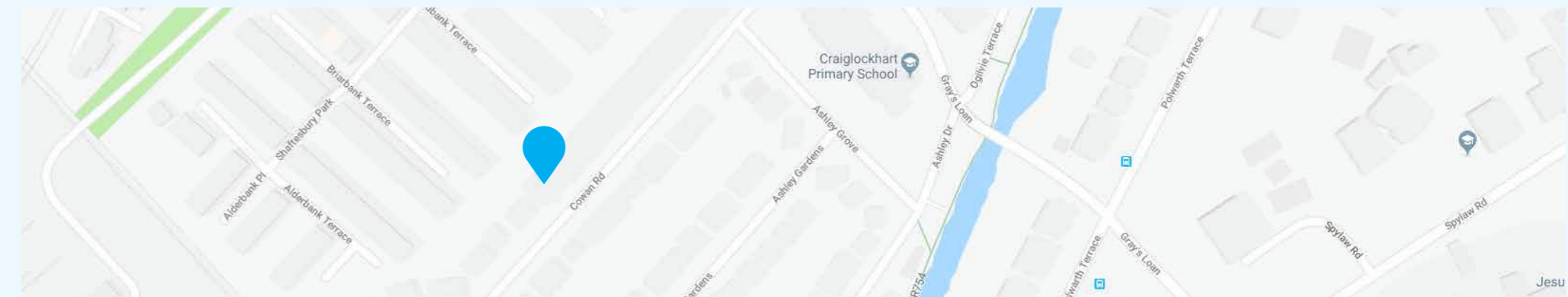
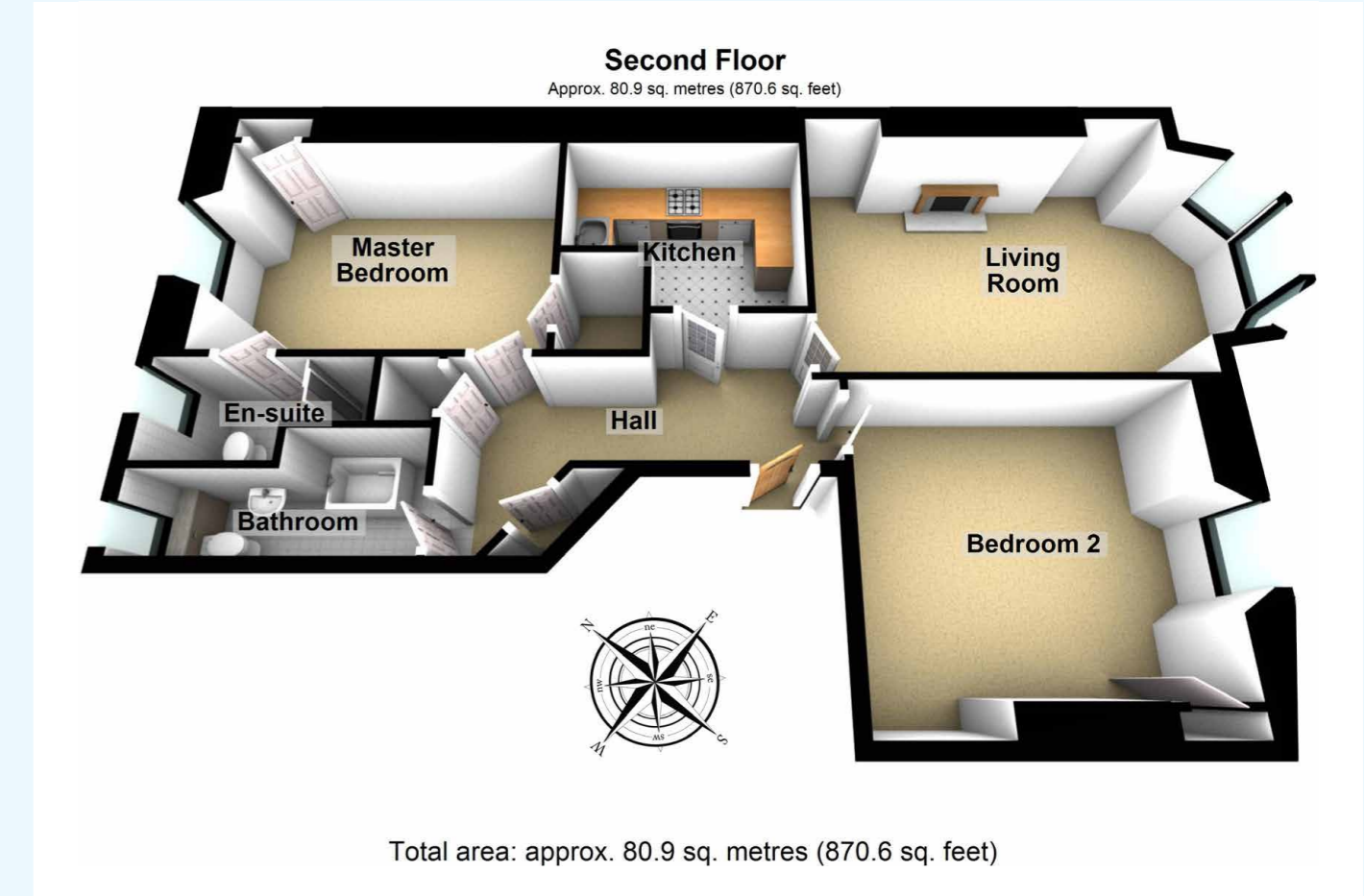
## EPC

Rating - C

## Council Tax

Band - D

*Note: No guarantees can be given in respect of the foregoing appliances.*



## I'm interested!

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### Glasgow

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G2 2HQ  
0141 530 2021

### North Berwick

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