

**60/4 Cowan Road
Edinburgh EH11 1RJ**

Offers Over £330,000

- Beautiful bay window lounge featuring ornate cornice and decorative fireplace
- Large kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and large pantry cupboard
- Two double bedrooms
- Bathroom with three-piece suite and mains shower over the bath
- Utility room
- Box room
- Well kept communal gardens
- Residents permit parking
- Gas central heating and double glazing
- Open outlook to Craiglockhart hill and the Pentlands



1



2



1



EPC C



Flat

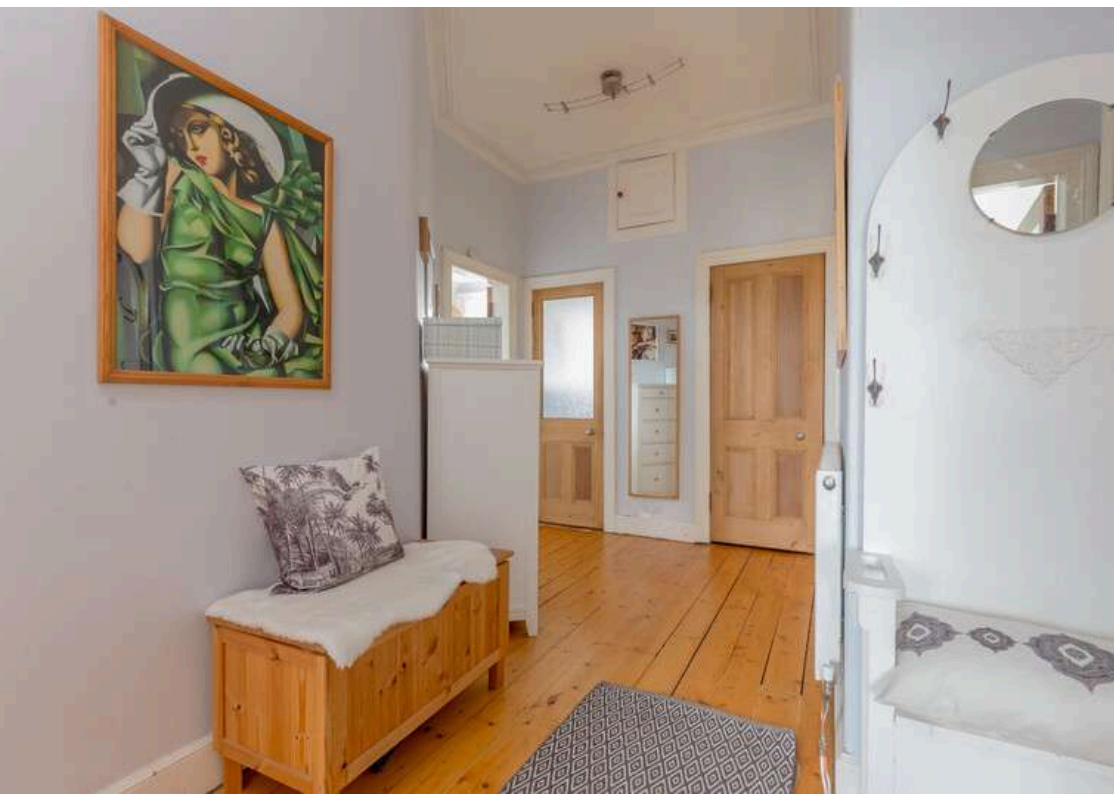
Blair Cadell are delighted to bring to market this lovely two bed tenement flat in the heart of Shandon. Featuring fantastic open outlooks from both the front and rear of the property, this would be ideal for the first time buyer, young professional or buy to let investor.

The accomodation comprises of a large entrance hallway with a useful storage cupboard. A beautiful bay window lounge with fantastic original cornicing and stunning views up to the Pentland hills. A large kitchen/diner also benefitting from lovely views over the tree colonies with a range of wall and floor mounted units, gas hob and electric oven, white goods which are included in the sale and a large pantry cupboard. There are two double bedrooms and a useful box room that would be perfect for a home office. Bathroom with a three-piece suite and a mains shower over the bath. There is gas central heating and double glazing throughout for maximum efficiency and well kept communal gardens to the rear of the property. Residents on-street parking is also available.

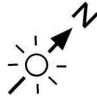
Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Viewing by appointment on 0131 337 1800

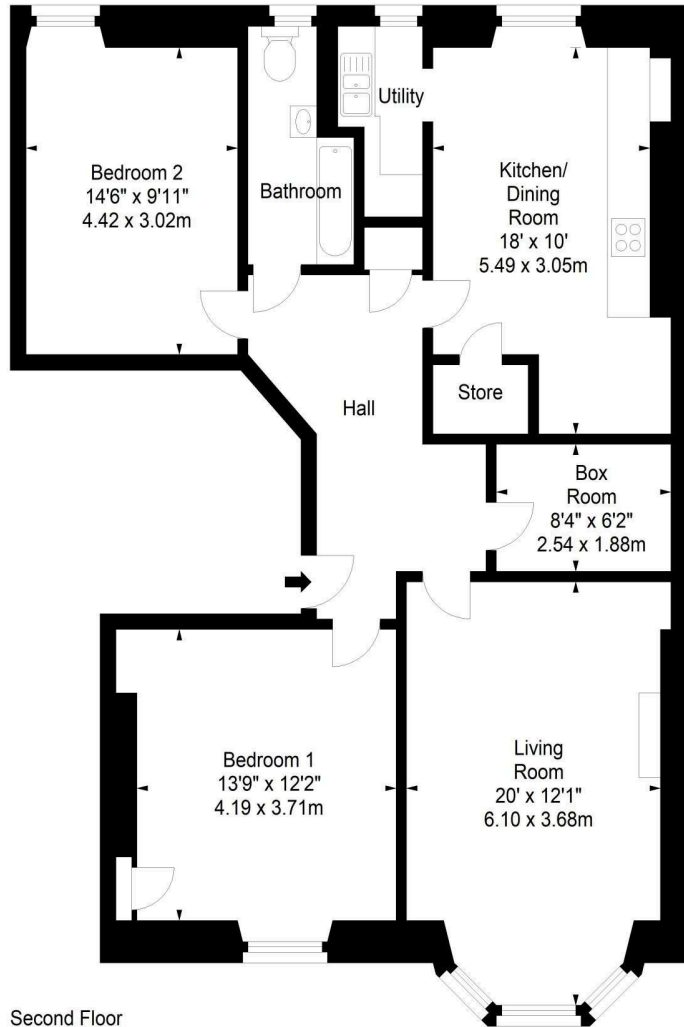




Cowan Road, EH11 1RJ



Approx. Gross Internal Area
1069 Sq Ft - 99.31 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

