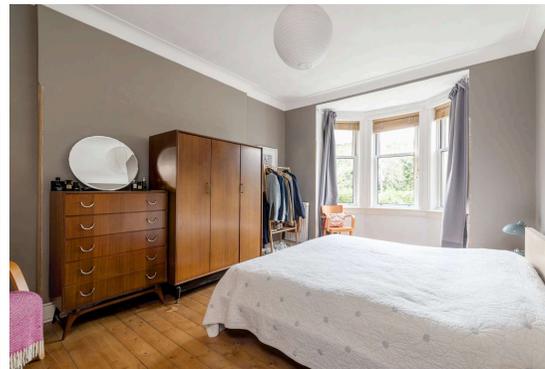


**10 Cowan Road
Edinburgh EH11 1RQ**

Offers Over £420,000

- Beautiful bay window lounge featuring decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Three double bedrooms
- Family bathroom fitted with three-piece suite and mains shower over bath
- Gas central heating and double glazing
- Private garden to front and rear and access to communal garden
- On-street permit parking

**Council Tax Band: E
Tenure: Freehold
Shared Ownership: No**



Maindoor Flat

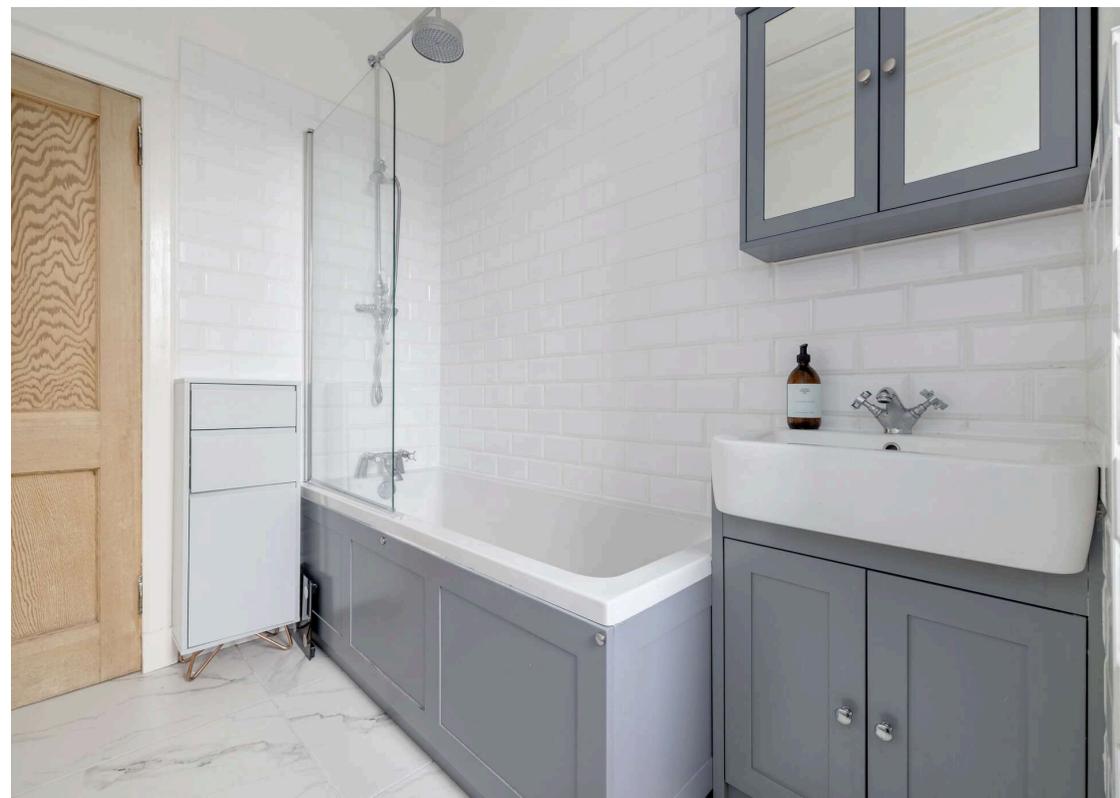
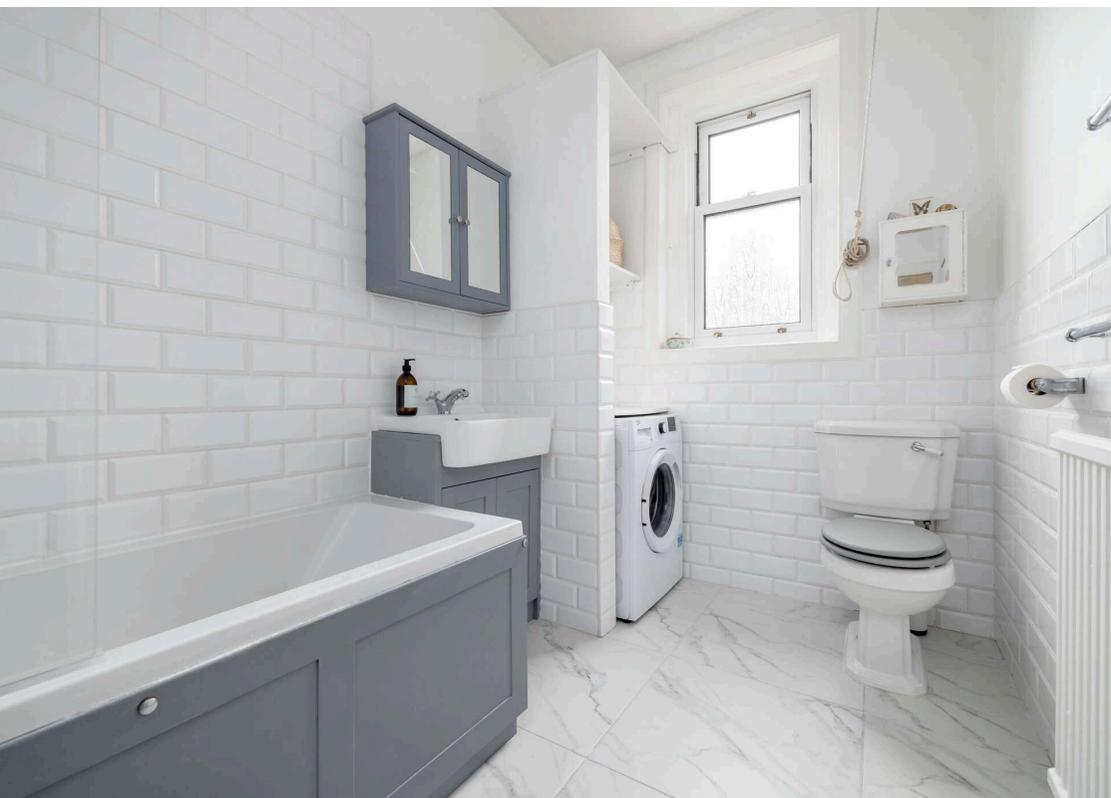
Blair Cadell is delighted to bring to market this superb three-bedroom main door flat in the highly sought-after area of Shandon. With its own private garden and spacious layout, this charming property is ideal for a range of buyers—and early viewing is highly recommended.

The accommodation comprises a bright and spacious bay-windowed lounge, featuring a beautiful decorative fireplace—perfect for relaxing or entertaining guests. The generous kitchen/diner is ideal for hosting, fitted with an array of floor and wall-mounted units, a gas hob, electric oven, and integrated appliances for modern convenience. There are three well-proportioned double bedrooms, one of which benefits from built-in wardrobes providing excellent storage. The recently upgraded bathroom is stylishly finished and features a contemporary three-piece suite with a mains-powered shower over the bath. Additional features include gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round. To the front, a beautiful private garden that catches the sun until late afternoon. To the rear, a fantastic private garden that offers another peaceful escape and makes an excellent afternoon and evening sun trap—ideal for summer barbecues. The gardens include three sheds for storage of bicycles, gardening equipment, etc, and a large greenhouse. The property also enjoys access to a shared drying green, and on-street permit parking is readily available

Shandon is a highly desirable residential area, just 1.5 miles from the city centre, with excellent public transport links and easy access to the City Bypass, M8, M9, and M90 motorways. A variety of amenities are within easy reach, including Harrison Park, the Union Canal, Craiglockhart Sports Centre, and the Fountain Park Leisure Complex. Local schooling options are strong, with both public and private schools nearby, including Craiglockhart Primary and George Watson's College.

Viewing by appointment on 0131 337 1800

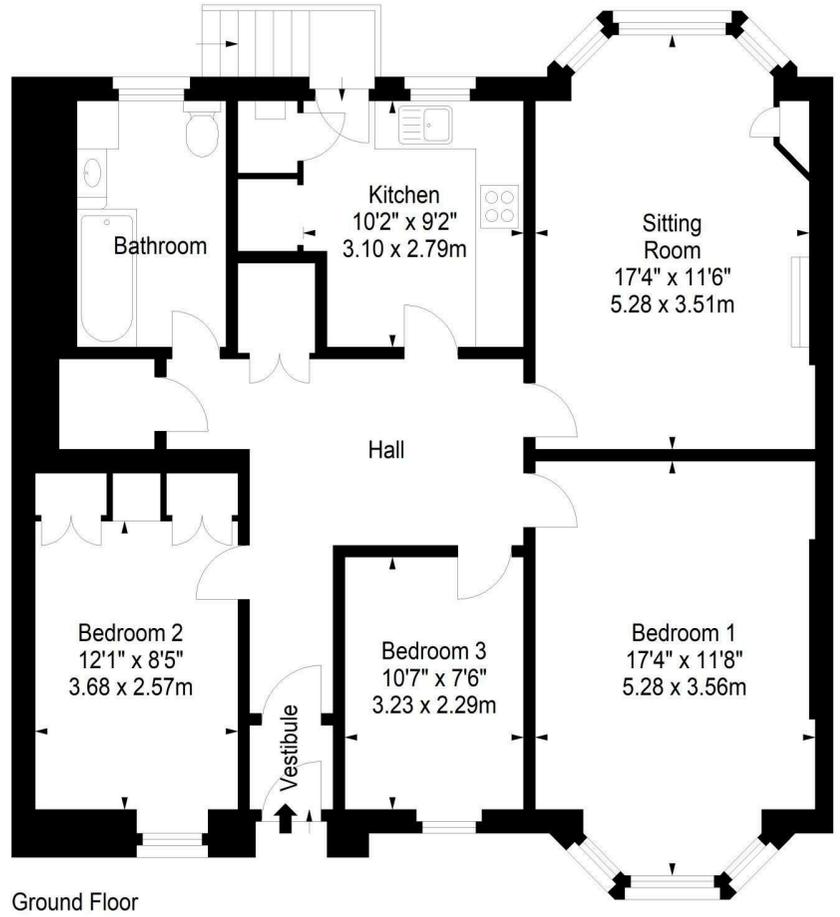
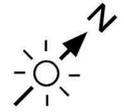




Cowan Road,
Edinburgh,
EH11 1RQ



Approx. Gross Internal Area
982 Sq Ft - 91.23 Sq M
For identification only. Not to scale.
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