

**12/6 Cowan Road
Edinburgh EH11 1RQ**

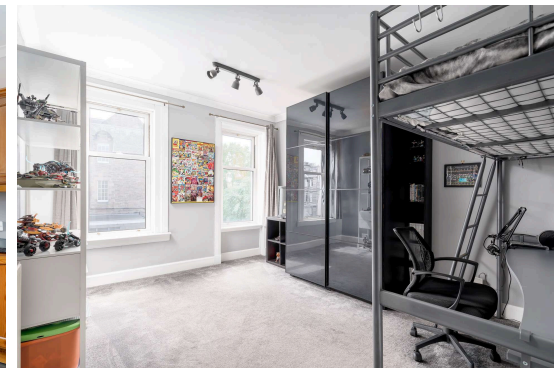
Offers Over £350,000

- Bay window lounge featuring fantastic views
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and kitchen appliances included
- Three double bedrooms with master featuring fitted wardrobes
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Well kept communal gardens
- On-street permit parking

Council Tax Band: D

Tenure: Freehold

Shared Ownership: No



Top Floor Flat

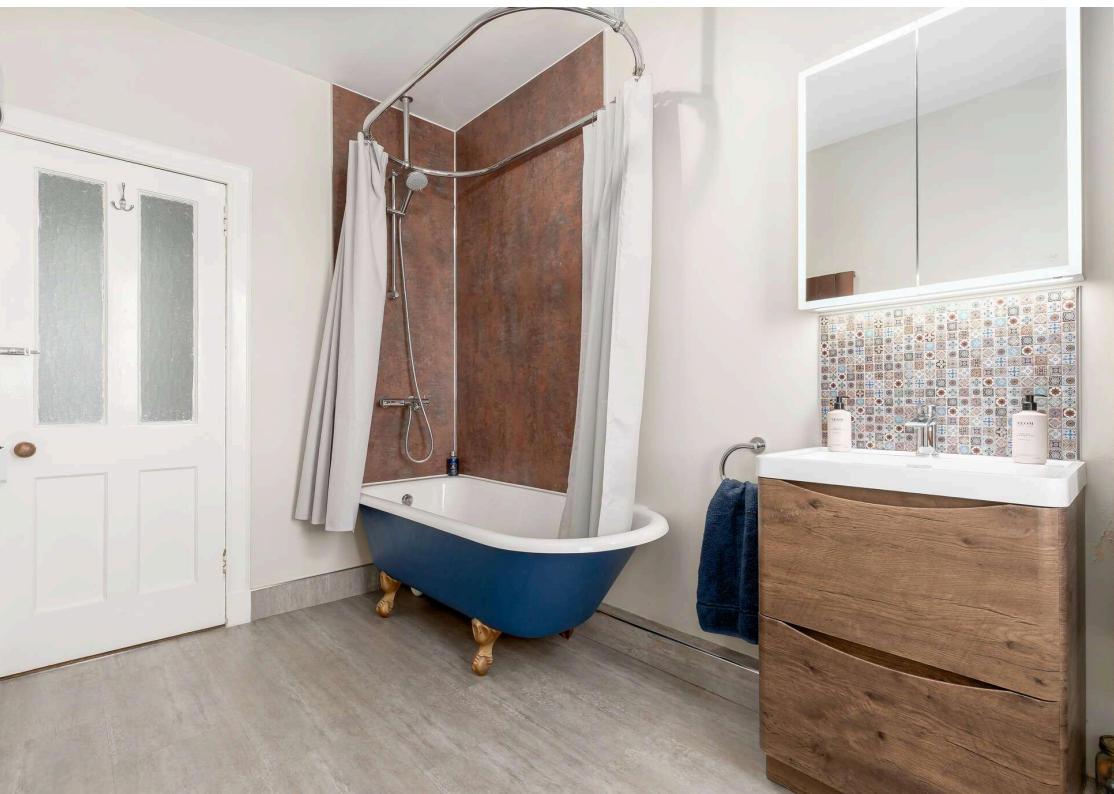
Blair Cadell is delighted to present this exceptional top-floor flat, ideally located in the highly sought-after area of Shandon. Offering generous living space, charming period features, and outstanding views, this three-bedroom property is perfect for families, professionals, or anyone looking to enjoy the best of Edinburgh living.

Accommodation comprises of a spacious bay-window lounge enjoying stunning open views over the historic Shandon Colonies to Corstorphine Hill. The room is centred around a feature gas fireplace, creating an inviting space to relax or entertain. Modern breakfasting kitchen fully fitted with an excellent range of floor and wall-mounted units, gas hob, electric oven, and kitchen appliances included in the sale—ideal for everyday living and casual dining. Three generous double bedrooms. The master bedroom boasts a striking bay window and large built-in wardrobes providing excellent storage. The additional bedrooms are equally well-proportioned, making them ideal for guests, children, or a home office with furniture included. A bright and spacious bathroom with a three-piece suite and a mains shower over the bath and benefitting from underfloor heating perfect for the colder winter months. The welcoming hallway benefits from two built-in storage cupboards, and there is a large attic offering superb additional storage potential. The property is enhanced by gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. A well-maintained shared garden to the rear provides a lovely outdoor retreat and features a garden shed offering storage for bikes and other items. On-street residents' permit parking is available. Please note: Tumble dryer not included

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

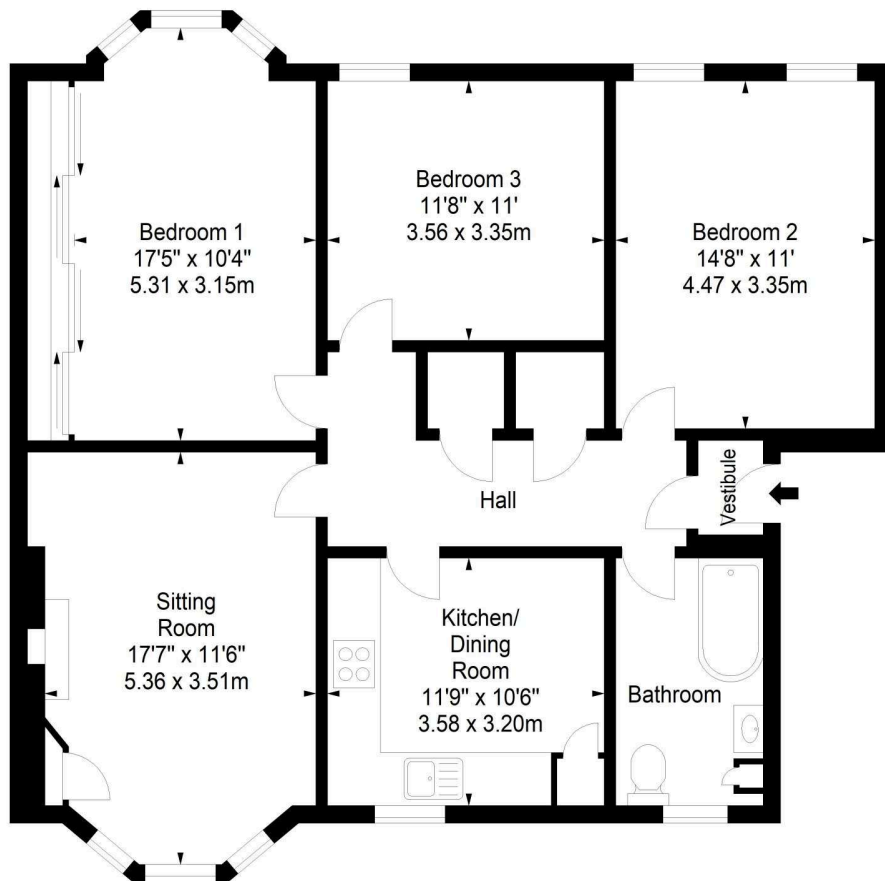




Cowan Road,
Edinburgh,
Midlothian, EH11 1RQ



Approx. Gross Internal Area
1056 Sq Ft - 98.10 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Third Floor



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

