

**30/6 Cowan Road
Edinburgh EH11 1RH**

Offers Over £290,000

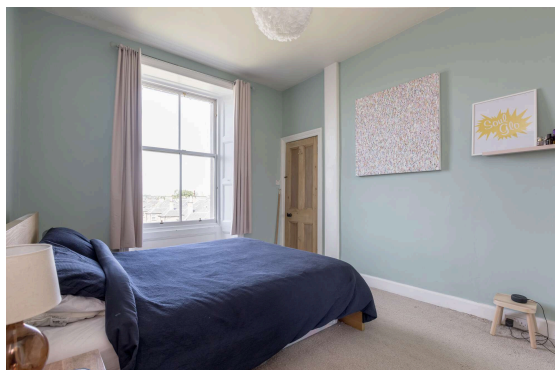
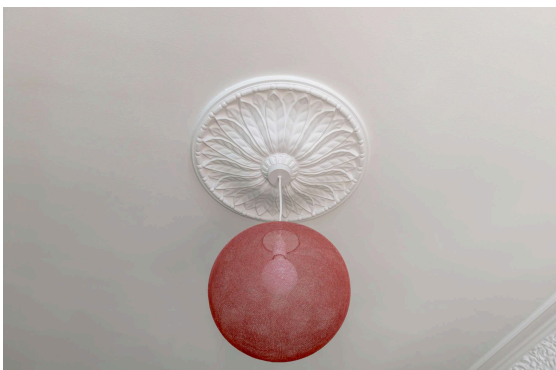
- Bright two bed roomed flat
- Spacious bay windowed lounge with period features
- Galley style kitchen with separate utility room
- Two well proportioned bedrooms
- Shower room with heated towel rail
- Gas central heating
- Communal gardens
- Residents permit parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



Second Floor Flat

Blair Cadell are delighted to present this spacious two-bedroom flat, located on the second floor of a well-maintained tenement within the sought after Shandon area of the city. Ideally positioned close to a wide range of local amenities, this delightful property is sure to appeal to range of buyers. Early viewing is highly recommended.

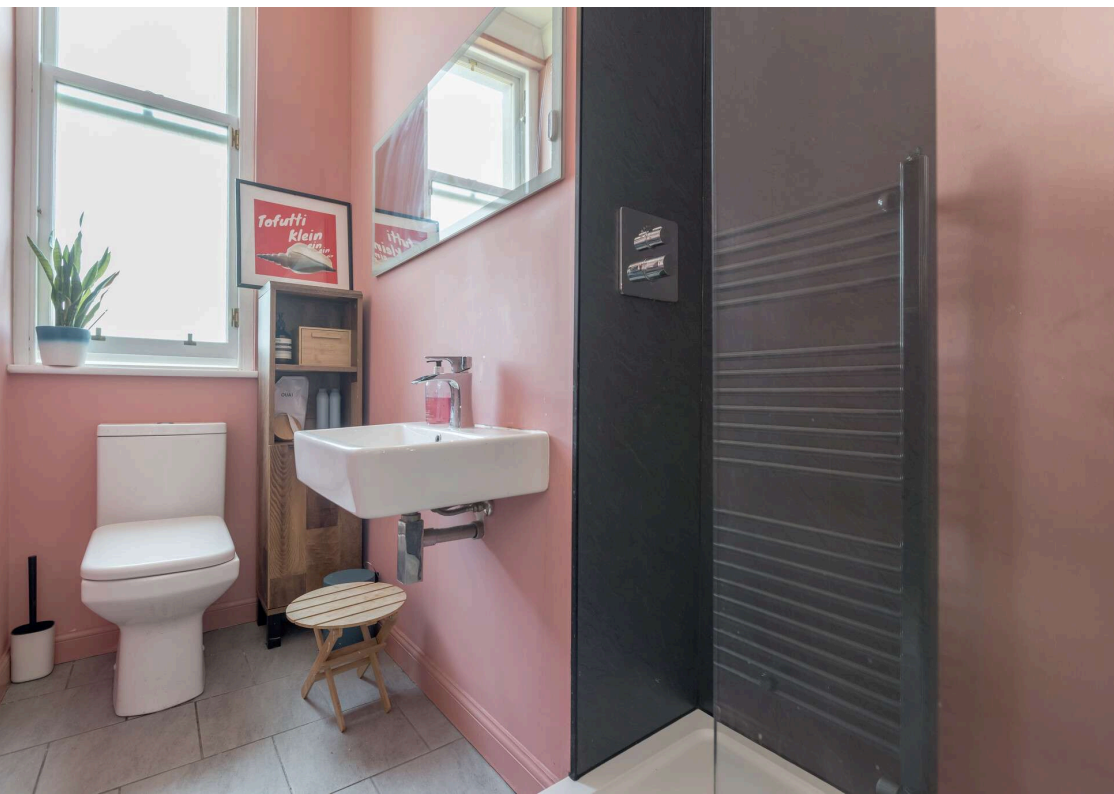
The accommodation comprises of a large entrance hallway leading to a beautiful bay window lounge with fantastic original cornicing and Edinburgh press. A galley style kitchen with wall and floor mounted storage, gas hob and electric oven, the property further benefits from a separate utility room housing fridge freezer, washing machine, dishwasher and additional wall and floor mounted storage. There are two double bedrooms both providing ample storage space, walk in shower room with heated towel rail. 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 permit parking is also available.

Shandon is a highly desirable location, just 1.5 miles from the city center, which is easily accessible via a frequent bus service nearby. The city bypass is a short drive away, providing quick access to the International Airport and the M8/9/90 motorway network.

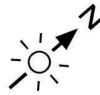
The area is well-served by both public and private schools, including the popular Craiglockhart Primary and George Watson's College. Shopping facilities include the Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's Superstore, and Lidl and Aldi stores. For leisure and recreation, residents can enjoy the nearby Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and the Fountain Park Leisure Complex, which offers a variety of restaurants, a cinema, and a Nuffield Health Centre.

Viewing By appointment 0131 337 1800

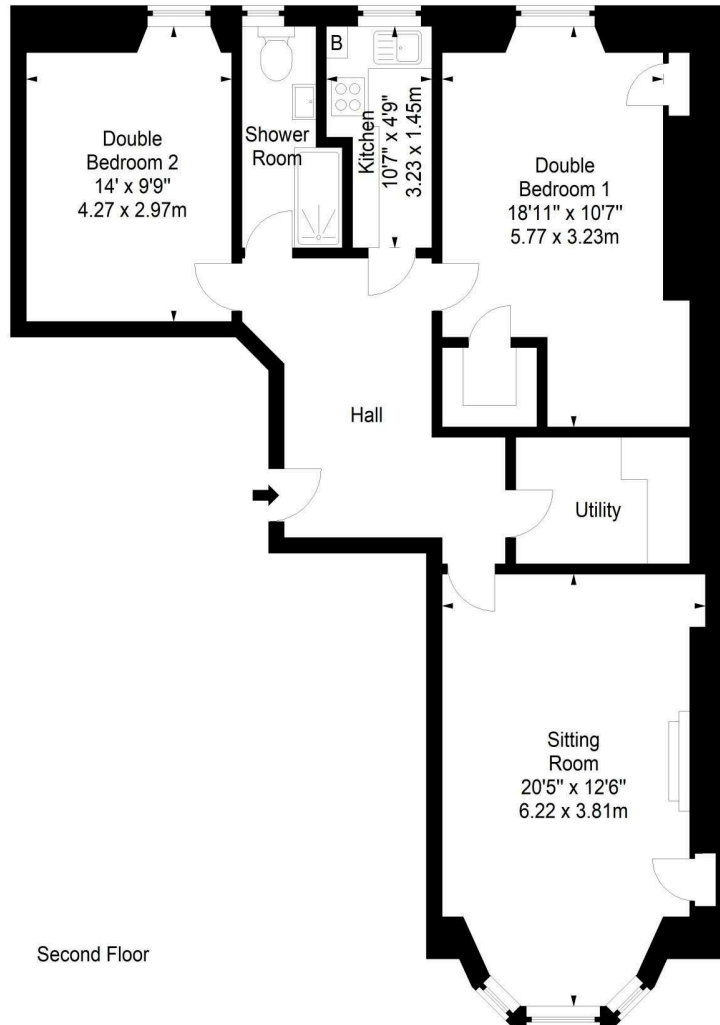




Cowan Road, EH11 1KH



Approx. Gross Internal Area
869 Sq Ft - 80.73 Sq M
For identification only. Not to scale.
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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



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