



Solicitors & Estate Agents










Offers Over

**£385,000**

## 64 Cowan Road

Shandon | Edinburgh | EH11 1RJ

A fantastic opportunity has arisen to purchase this impressive, well proportioned semi-detached bungalow with extensive private gardens and driveway situated within the highly desirable Shandon district of Edinburgh close to excellent local amenities, reputable schooling and commuting links.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – E
-  Council Tax Band - E



## Description

The accommodation in brief comprises; welcoming hallway with useful storage and access to floored attic, light and airy bay windowed reception room with electric fireplace, fitted kitchen with appliances, bright conservatory off it with access to rear garden, two well proportioned double bedrooms and contemporary shower room. Further benefit include gas central heating, double glazing, basement and floored attic providing ample storage space.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer, washing machine and tumble dryer.

## Gardens & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of lawn and patio, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with a driveway providing useful off-street parking.

## Viewing

By appointment through Neilsons 0131 625 2222.







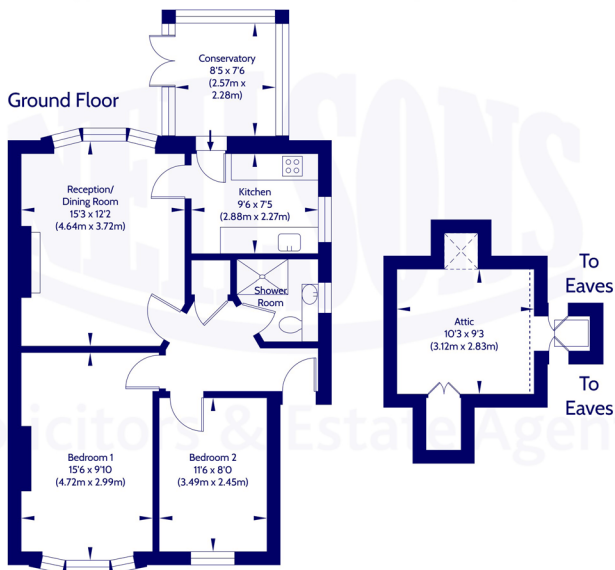
## Location

Shandon is an extremely popular and sought after district approximately 2 miles west of the city centre. The area is well served by local specialist retailers for day-to-day needs, together with a choice of supermarkets including ASDA and Sainsbury's. The local public transport system links the area with the city centre and surrounding districts and Slateford Railway Station is nearby. Good schooling at all levels is provided locally including some of Edinburgh's renowned Merchant schools. Leisure and recreational facilities abound and include Harrison Park, Union canal, Craiglockhart Tennis and Sports Centre, Kingsknowe Golf Course and Dalry Swim Centre together with ease of access to the city's world famous galleries, cinemas, theatres and museums. The property is well placed for access to Gogarburn, Edinburgh Park, the Western Approach Road, City Bypass, national motorway network, Forth Road Bridge and Edinburgh International Airport.





Approx. Gross Internal Floor Area 64.39 Sq M / 693 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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