

COULTERS[©]

38 COWAN ROAD

SHANDON, EDINBURGH, EH11 1RH

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

38 Cowan Road is a bright and spacious maindoor flat with private gardens to the front and rear, quietly positioned on a residential street in popular Shandon.

The flat has a traditional layout, with a generous bay-windowed sitting room to the front featuring original cornicing, fireplace and a shelved press. To the rear, the kitchen is a large, sociable space with a recessed dining area, a charming window seat, extensive worktop space, and a deep walk-in pantry cupboard offering excellent additional storage. A separate utility room is accessed directly from the hallway and provides a practical area for laundry, as well as further storage.

KEY FEATURES



Maindoor flat on peaceful street.



Large double bedroom plus box room.



Private gardens to both front and rear.



Permit parking available.



Close to Union Canal and Harrison Park



Local shops on nearby Ashley Terrace

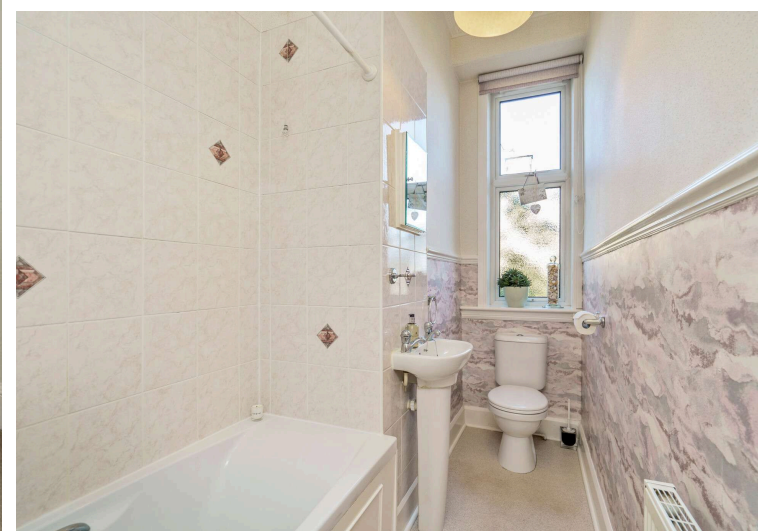


EPC Rating - D



Council Tax Band - D





The generous double bedroom is quietly situated to the rear, and there is also a sizeable box room off the hall, ideal as a home office or dressing room. A bathroom with three-piece suite and over-bath shower completes the accommodation.

The flat benefits from gas central heating and double glazing.

The utility room offers direct access to the beautifully kept, private back garden with low maintenance artificial lawn, mature borders and a garden shed. To the front, the private south facing garden has a lovely seating area, well-placed for enjoying the sunshine. Residents' permit parking is available on the street.



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THE LOCAL AREA

Cowan Road is located in the popular area of Shandon to the southwest of Edinburgh. There are a wide range of amenities in the immediate area from local shops, cafes, bars and restaurants whilst larger supermarkets can be found at the Lidl on Slateford Road, ASDA Chesser or the Edinburgh West Retail Park which has a good selection of shopping facilities including a Costa Coffee and M&S Food Hall. Fountain Park is also a short distance with restaurants, a bowling alley, Vue cinema and Nuffield Health and Leisure facility. Enjoying the outdoors could not be easier with direct access to the beautiful walkways and cycle network on the Union Canal and the open green space of Harrison Park. In addition, the area is well connected by a great bus network and Slateford train station is just a twenty minute walk away. The city bypass is also easily accessible providing good links to the M8 and M9 motorway networks.

EXTRAS

The carpets, blinds and under counter fridge are included in the sale price. The curtains and pendant lampshades will be removed prior to sale.

HOME REPORT VALUATION: £370,000



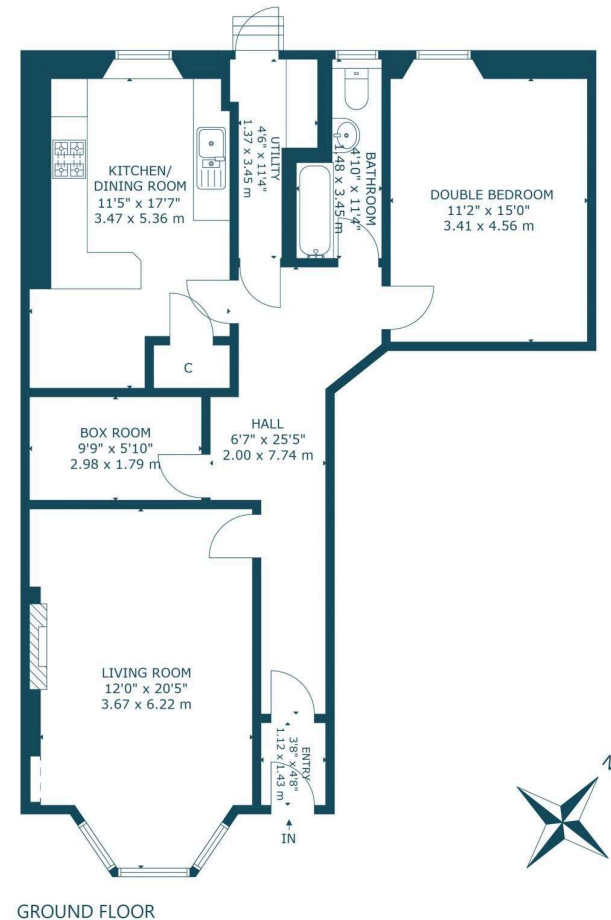
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 947 SQ FT / 88 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified
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