

# FLAT 8, 9 COWGILL GARDENS

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LIBERTON, EDINBURGH, EH16 6FP

 2 BED

 2 BATH

 1 PUBLIC

## TAKE A LOOK INSIDE



Set within a modern and well-maintained development in the desirable Liberton area, this beautifully presented first-floor flat offers stylish, spacious living with a green outlook and excellent amenities nearby.

The property boasts an open-plan kitchen, dining, and sitting room area, ideal for both relaxing and entertaining, with direct access to a private balcony – perfect for enjoying your morning coffee or evening glass of wine.



### KEY FEATURES

- Spacious and bright first floor flat.
- Two double bedrooms, one with an en-suite
- Share gardens throughout development.
- Private residents parking.
- Within a short drive of Straiton Retail Park.
- Fantastic transport links to Edinburgh City Centre.
- EPC Rating - B
- Council Tax Band - E



The principal bedroom features a sleek en-suite shower room, while a second well-proportioned bedroom offers flexibility for guests, home working, or family life. A modern three-piece bathroom with overhead shower and heated towel rail completes the accommodation.

Additional highlights include generous in-built storage and the benefit of double glazing and gas central heating throughout. Surrounded by greenery and offering easy access to local shops, transport links, and green spaces, this is a fantastic opportunity for first-time buyers, professionals, or those looking to downsize in a peaceful yet well-connected part of the city.



## THE LOCAL AREA

Liberton is a popular, primarily residential district situated to the south of Edinburgh's City Centre. There is an abundance of open green spaces nearby including Liberton Public Park, St Katherines Park and Seven Acres Park along with The Stable Bar at Mortonhall which are all within walking distance. Blackford Hill and Hermitage of Braid are also nearby. Liberton Bowling Club is little over a five minute walk from the property and keen golfers will be in their element with Liberton and Braid Hills Golf Clubs both in the locale. There is a nearby Post Office and a local cafe on Kirkgate with further options for coffee shops and restaurants in Newington and Morningside.

Daily shopping needs are well-catered for by a nearby Margiotta, whilst Cameron Toll Shopping Centre which houses an Aldi, Sainsbury's, and other high street retailers is only a short distance away. It is ideally located for the Royal Infirmary and The University of Edinburgh King's Buildings which are less than a five minute drive away. An efficient bus service runs into the city centre from a bus stop situated just a few minutes walk away.

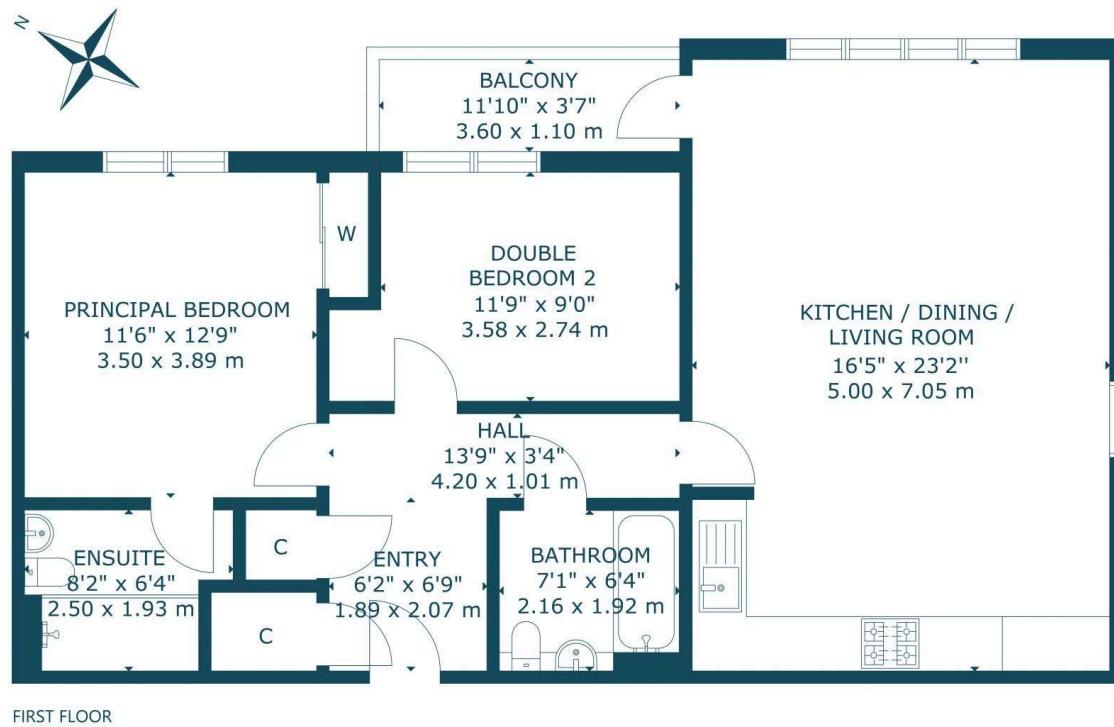
## EXTRAS

All blinds, light fittings, fitted flooring, and white goods are included in the sale price.

The development is factored by Trinity factors at a cost of £88.55 per month.



COULTERS®



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 930 SQ FT / 86 SQ M

BALCONY 43 SQ FT / 4 SQ M

All measurements and fixtures including doors and windows are  
approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.