

17 Cowgill Gardens

LIBERTON, EDINBURGH, EH16 6FP



3 Glenfinlas Street, Edinburgh, EH3 6AQ
T 0131 225 1200 | E property@murraybeith.co.uk
www.murraybeith.co.uk



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Set within a peaceful modern development in sought-after Liberton, this stylish three-storey, end-terrace townhouse offers beautifully presented family accommodation with bright contemporary interiors and far-reaching views towards the Firth of Forth and Bass Rock



The home features three double bedrooms, a spacious living/dining room opening onto the garden, a versatile family room, a kitchen, a principal ensuite shower room, a family bathroom, and a ground-floor WC. Outside, there is an enclosed landscaped rear garden and private residents' parking nearby.



A stylish family home




17 Cowgill
Gardens

with a peaceful Liberton setting

General Features

- Stylish three-storey terraced townhouse in sought-after Liberton
- Peaceful position within an attractive modern development
- Beautifully presented contemporary interiors throughout
- Far-reaching views towards the Firth of Forth and Bass Rock
- Excellent local amenities, schooling, and transport links nearby
- Ideal family home with flexible accommodation over three levels
- EPC Rating - C

Accommodation Features

- Bright entrance hall with recessed lighting and built-in storage
- Convenient ground-floor WC off the hall
- Versatile first-floor family room/fourth bedroom with Juliet balcony
- Spacious ground-floor living/dining room with French doors to the garden
- Contemporary dining kitchen with integrated appliances
- Principal bedroom with extensive fitted wardrobes and en-suite shower room
- Two further double bedrooms offering flexible family accommodation
- Modern family bathroom with bath and overhead shower
- Neutral décor, wood-inspired flooring, and soft carpeting throughout

Exterior Features

- Enclosed landscaped rear garden designed for low maintenance
- Large paved seating areas and decorative stone sections
- Raised planters and space for outdoor dining and entertaining
- Peaceful outlooks across landscaped communal grounds
- Residents' parking available within the development
- Attractive modern development with neatly maintained surroundings



Enjoying a quiet position within an attractive landscaped development in Liberton, this modern townhouse combines peaceful surroundings with excellent city connections.

The property is close to everyday amenities, supermarkets and leisure facilities, whilst nearby Straiton Retail Park offers a wide range of shopping and dining. Excellent transport links provide swift access into Edinburgh city centre and beyond, whilst well-regarded schooling is available locally. Internally, the home is immaculately presented in crisp neutral tones, creating a move-in-ready setting for modern family life.



Welcome

to 17 Cowgill Gardens



A bright entrance hall introduces the home's fresh, contemporary interiors, with wood-inspired flooring, recessed lighting, and useful built-in storage. The hall flows naturally into the ground-floor accommodation and staircase, whilst a conveniently located WC adds practicality.

Bright spaces

for relaxation and entertaining





*French doors
leading to
the garden*

On the ground floor, the generously proportioned living/dining room is quietly located at the rear, with ample space for comfortable seating and entertaining, whilst French doors open directly onto the rear garden for effortless indoor-outdoor living.



The first floor also offers a versatile family room



Flooded with natural light from large windows and glazed doors opening to a Juliet balcony. Ideal as a second reception room or fourth bedroom, elevated views across the surrounding greenery towards the coast create an appealing backdrop.

Contemporary



*dining kitchen with
integrated appliances*



The stylish kitchen is arranged at the front of the ground floor, creating an excellent social hub for everyday family life. Gloss cabinets are paired with dark worktops and matching splashback panels, whilst the generous proportions allow space for additional freestanding appliances and a dining table and chairs.



Bedrooms

flexible accommodation over three levels

Principal bedroom view



& en-suite shower room



Luxurious

principal suite with extensive fitted wardrobes

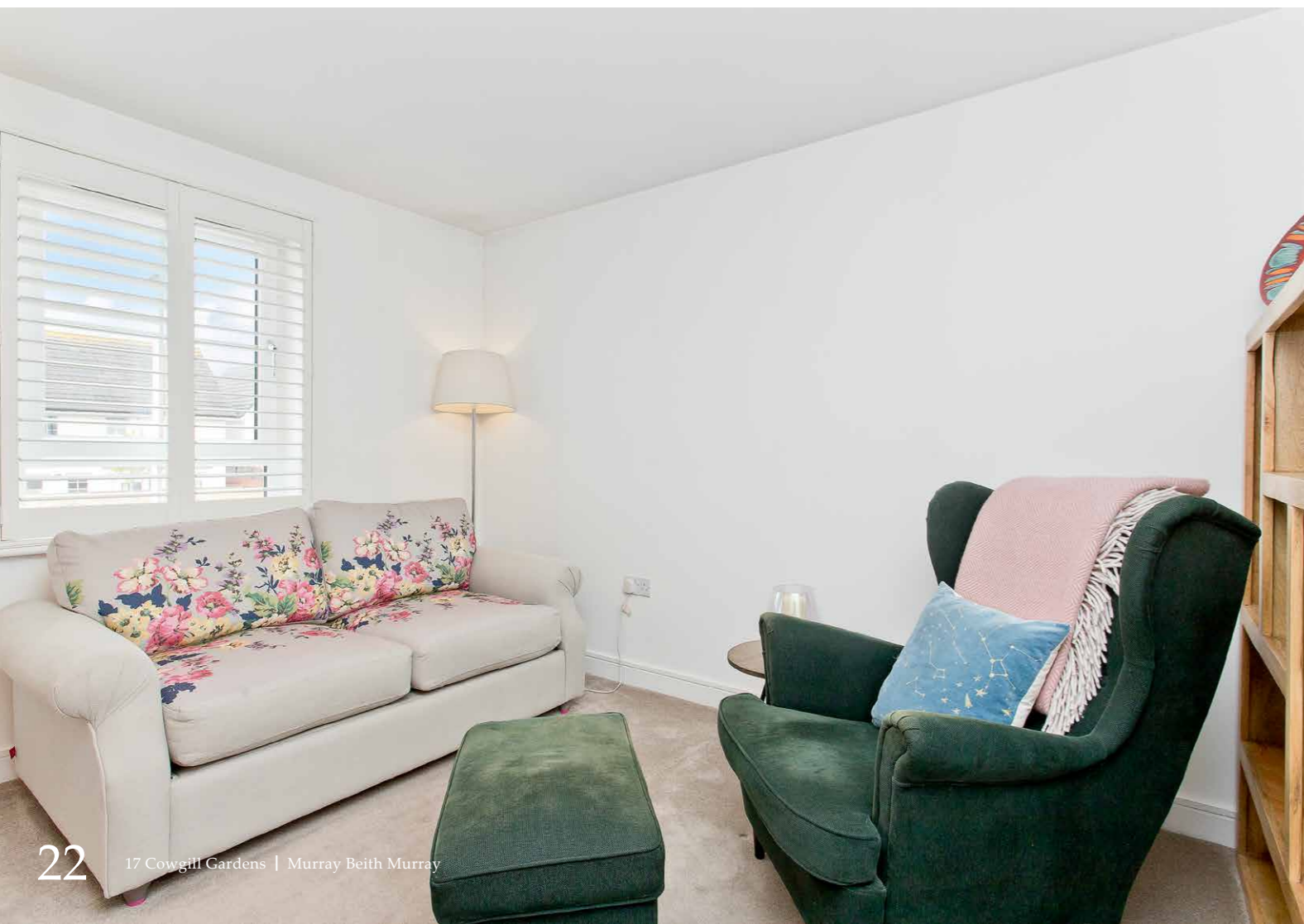
Occupying the top floor, the principal bedroom is a particularly impressive retreat with extensive fitted wardrobes, soft carpeting, and dual windows framing open views across the surrounding area towards the sea. It is further enhanced by a contemporary en-suite shower room finished in neutral tiling.





Further accommodation for family and guests

Also on the second floor is a further double bedroom with a peaceful outlook and a fitted wardrobe. The remaining double bedroom on the first floor has a fitted bookcase, making it ideal for guests, older children, or home working.



Family bathroom

and a guest WC

In addition to the principal en-suite shower room, there is a contemporary family bathroom on the second floor, fitted with a bath, an overhead shower, a WC suite, and neutral wall tiling. A useful ground-floor WC is positioned just off the entrance hall.



Landscaped rear garden





Large paved seating areas & decorative stone sections

To the rear, the enclosed garden has been attractively landscaped for ease of maintenance, with paved seating areas, decorative stone sections, raised planters, and space for outdoor dining. In addition, there are communal grounds with a bike shed at the front of the house, and ample residents' parking is available within the development.

Extras: The sale includes all fitted floor and window coverings, appliances and light fittings. Appliances include an integrated AEG oven, gas hob and extractor, dishwasher and fridge-freezer, and a freestanding washing machine.





Approximate total area:

127.5 sq. metres (1372.5 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

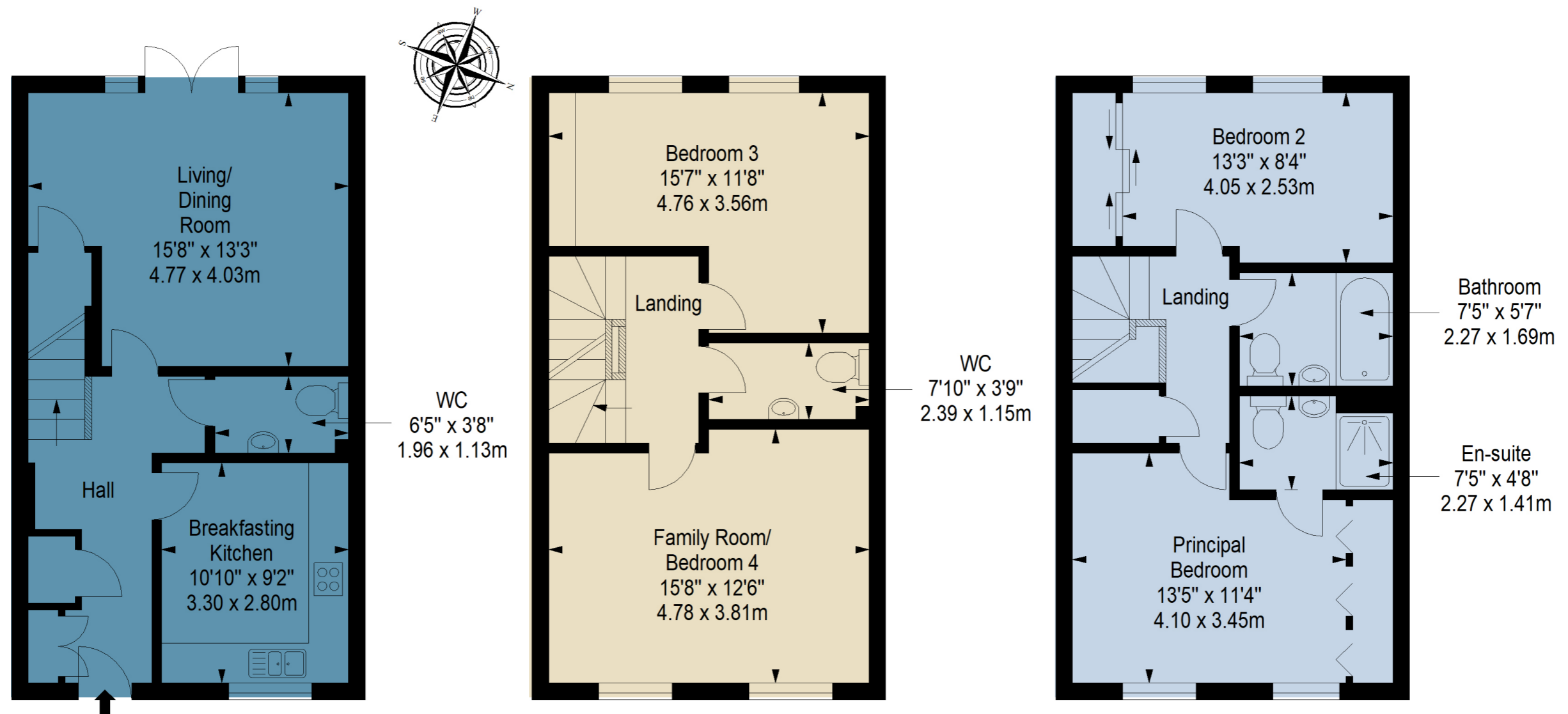
- Ground Floor
- First Floor
- Second Floor

Property Name

17 Cowgill Gardens

Location

Liberton, EH16 6FP





Just 3 miles from the heart of Edinburgh

The suburb of Liberton offers the kind of village atmosphere that makes it hard to believe that you are just 3 miles from the heart of Edinburgh. The area is mainly residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops close by, including Cameron Toll Shopping Centre, housing major supermarkets and high-street retail outlets, and more traditional everyday amenities in the older parts of Liberton itself, there is no need to travel to the centre for shopping. Regular day and night bus services ensure fast and convenient travel links to the city centre and beyond. Liberton offers reputable state schools at primary and secondary level and is ideally located for Edinburgh University's Kings Buildings and Napier University. Liberton offers great outdoor pursuits, from a relaxing stroll along the Burdiehouse Burn, football or picnic in Liberton Public Park, pony trekking in nearby Braid Hills or a round of golf at Liberton Golf Club, which enjoys panoramic views of the city.



Liberton



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