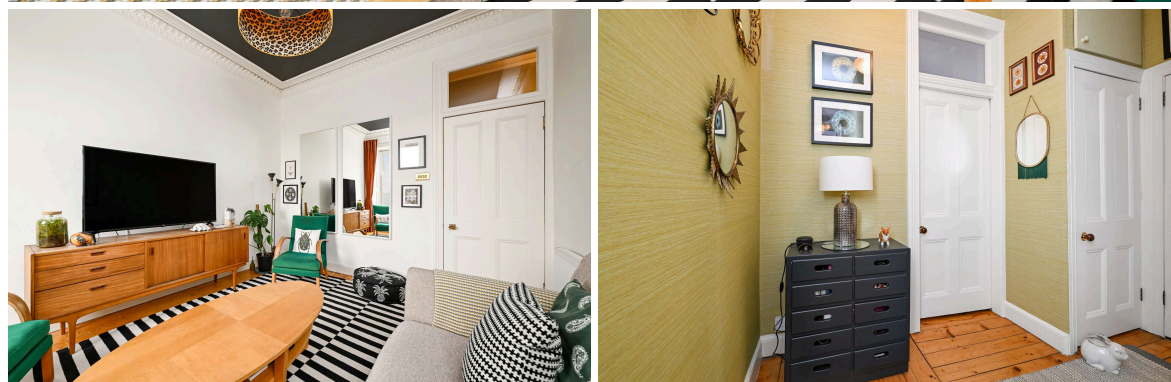




42/8 Cowan Road
SHANDON | EDINBURGH | EH11 1RH

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Well-presented, two-bedroom, top floor flat forming part of a traditional tenement block in the popular Shandon district of Edinburgh, west of the city centre.

The open plan living room and kitchen forms the main public space in the property, and boasts wood flooring and a traditional mantelpiece, creating a great area for relaxing or entertaining guests. Both bedrooms are well-sized doubles, with one of these rooms benefiting from a good amount of integral wardrobe storage. The box room could be employed as an ideal home office or nursery giving the property a good degree of flexibility, and a family bathroom completes the internal accommodation.

Outstanding local amenities include Fountain Park, Meggetland Sports Complex, and Harrison Park West, and the apartment is conveniently located to provide easy access to excellent public transport links.

Holding immense appeal to a range of buyers including first time purchasers, couples and young families, early viewing is highly recommended.

- Two-bed top floor apartment.
- Highly sought after location.
- Excellent local amenities.
- Living room/kitchen.
- Two double bedrooms.
- Boxroom.
- Bathroom.
- Gas central heating and double glazing.
- Communal rear garden.

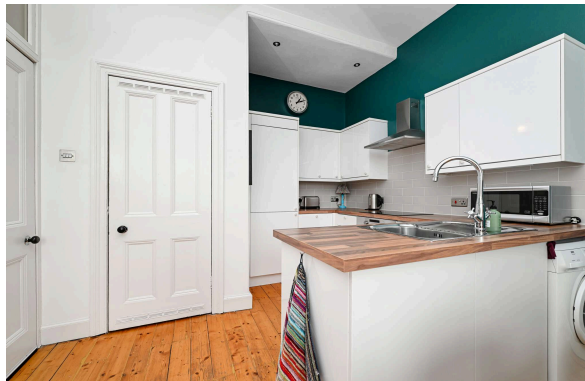
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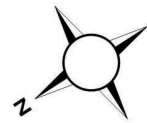
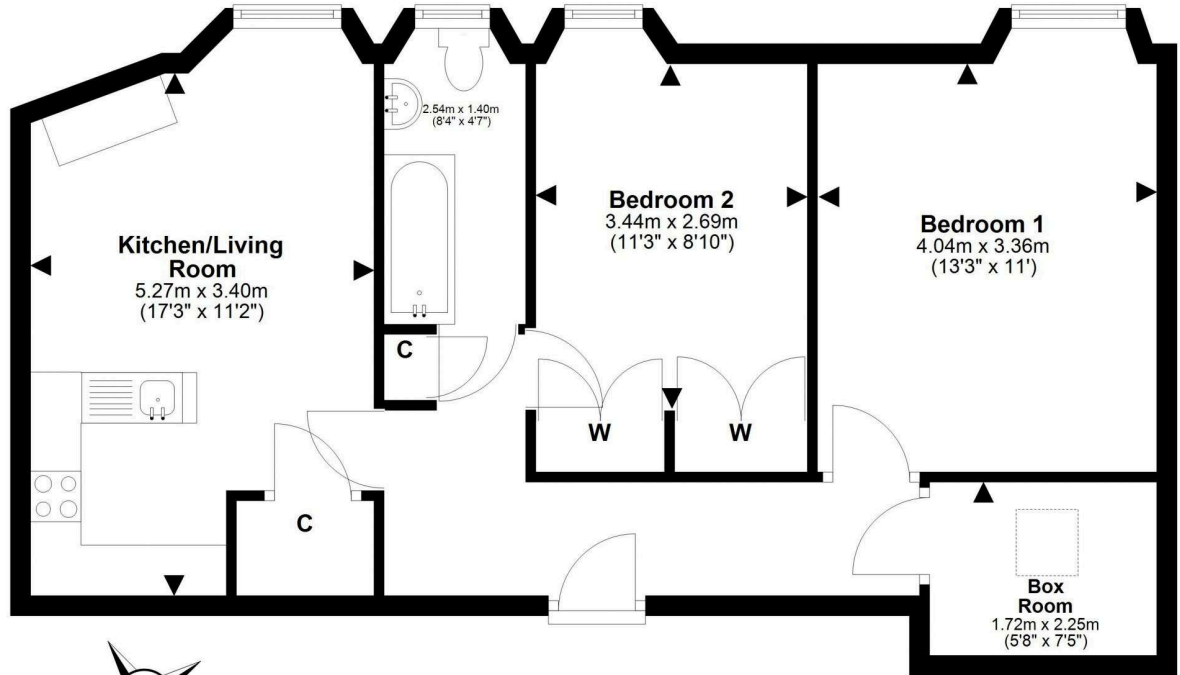
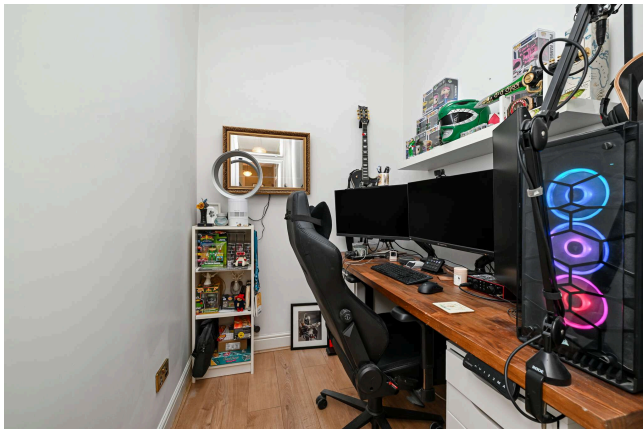
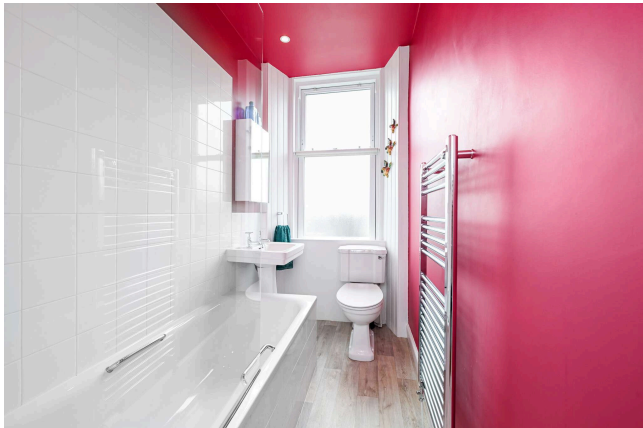
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, washing machine, curtains, window fittings will be included in the sale. The main hall light fitting and living room lampshade will not be included in the sale. The light fitting will be replaced.

Shandon is an ever popular area with a great community spirit, at the heart of which lies the green expanse of Harrison Park, where the locals can meet up to enjoy the gardens, children's play areas, football pitches and tree lined walkways. The Park is bordered by the Union Canal, which is a popular walking or cycling route into the City Centre. Local shops in the vicinity include Margiotta's Food and Wine store and Lidl, plus Sainsbury and Aldi in neighbouring Gorgie. Leisurewise the choice is excellent and includes a number of bars and restaurants with further facilities to be found at the impressive Fountain Park Leisure Complex. All the city centre attractions can be easily reached by way of regular bus services from the nearby main routes. Schooling is well represented from nursery to senior level, with Napier and Edinburgh Universities on hand for the more mature student. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Haymarket railway station is a short journey away.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.