



12/4 (2f2) Cowan Road, Edinburgh, EH11 1RQ

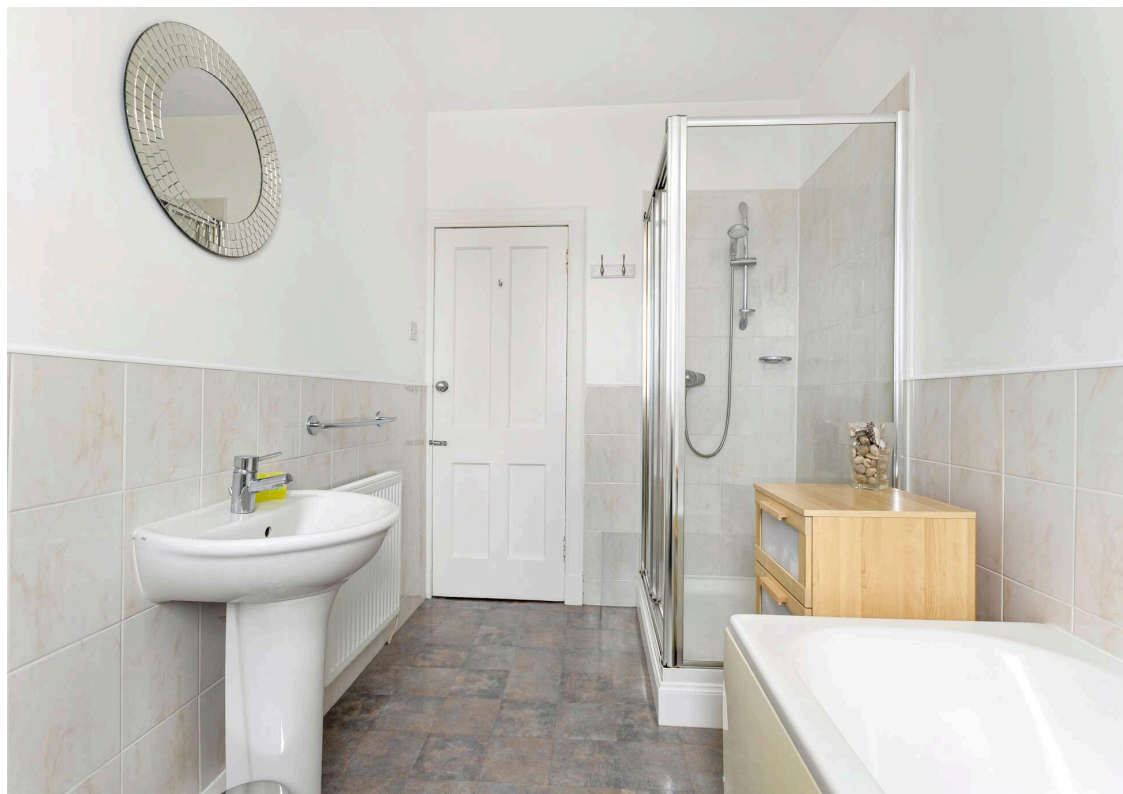
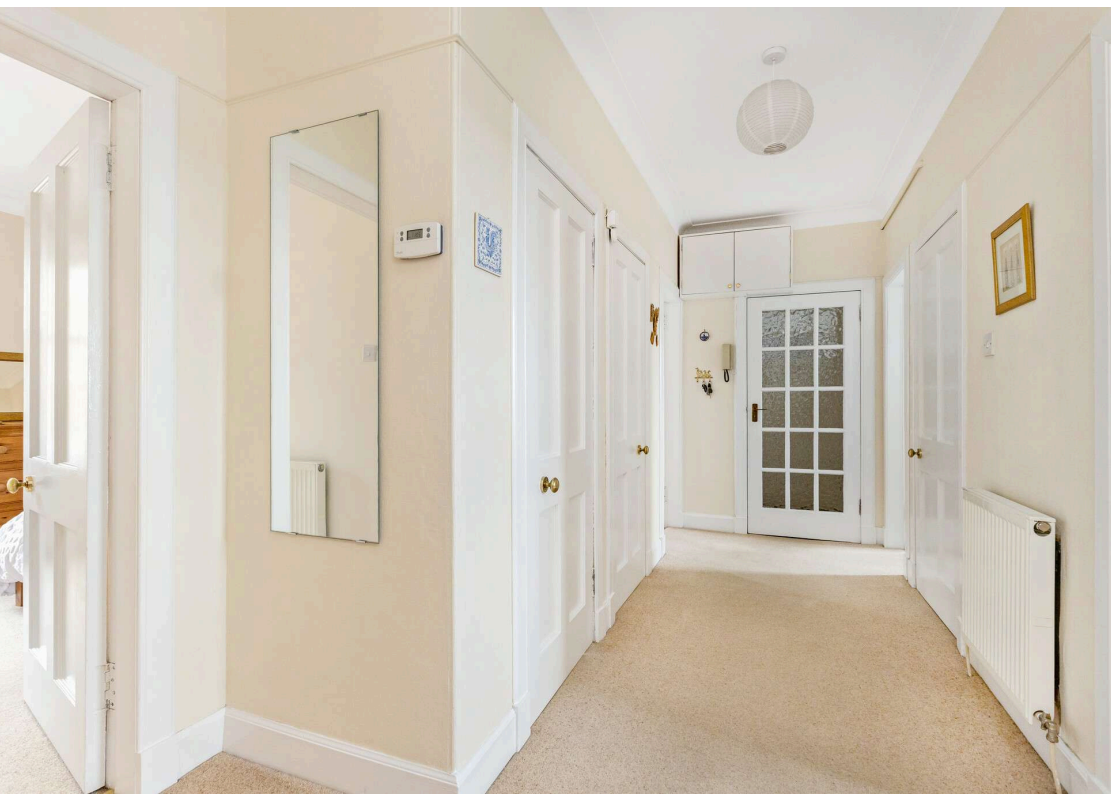


## Welcome

Welcome to Cowan Road, this well-presented, spacious and well-proportioned second floor flat offers comfortable and flexible accommodation in a sought-after residential area of Edinburgh with easy access to local amenities, reputable schooling, transport links, and the city centre. Ideally suited to a range of buyers including professionals, families, or investors, the property combines generous living space with practical amenities. Externally, the property benefits from shared garden grounds to the rear, providing a pleasant outdoor space. Parking is available on street, with both metered and permit parking options. Additional features include gas central heating and double glazing, ensuring comfort and efficiency throughout the year. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with useful storage options
- Front facing living/dining room with bay window
- Fully fitted breakfasting kitchen with white goods included
- Three double bedrooms
- Bathroom comprising WC, wash hand basin, bath and shower cubicle
- Gas central heating
- Double glazing
- Beautifully maintained shared garden to the rear
- Permit and metered parking available







## Shandon

Cowan Road is situated within a sought after and established residential area to the west of Edinburgh, prized for its attractive surroundings and convenient access to the city. The location offers an excellent range of local amenities, including nearby shops, supermarkets, cafés and leisure facilities, with further retail and dining options available in the surrounding areas. The property is ideally placed for commuting, with frequent public transport services providing swift access to Edinburgh city centre, as well as nearby arterial road links connecting to the City Bypass, motorway network and Edinburgh Airport. Reputable schooling is available at both primary and secondary levels, while a variety of green spaces, parks and recreational facilities are close by. Cowan Road combines residential appeal with everyday convenience, making it an ideal setting for modern family living.

## Extras

Included in the sale are the integrated kitchen appliances, fridge/freezer and washing machine, curtains and blinds and all fitted floor coverings and fixtures & fittings. Please note there is a shed for use in the communal garden.





# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

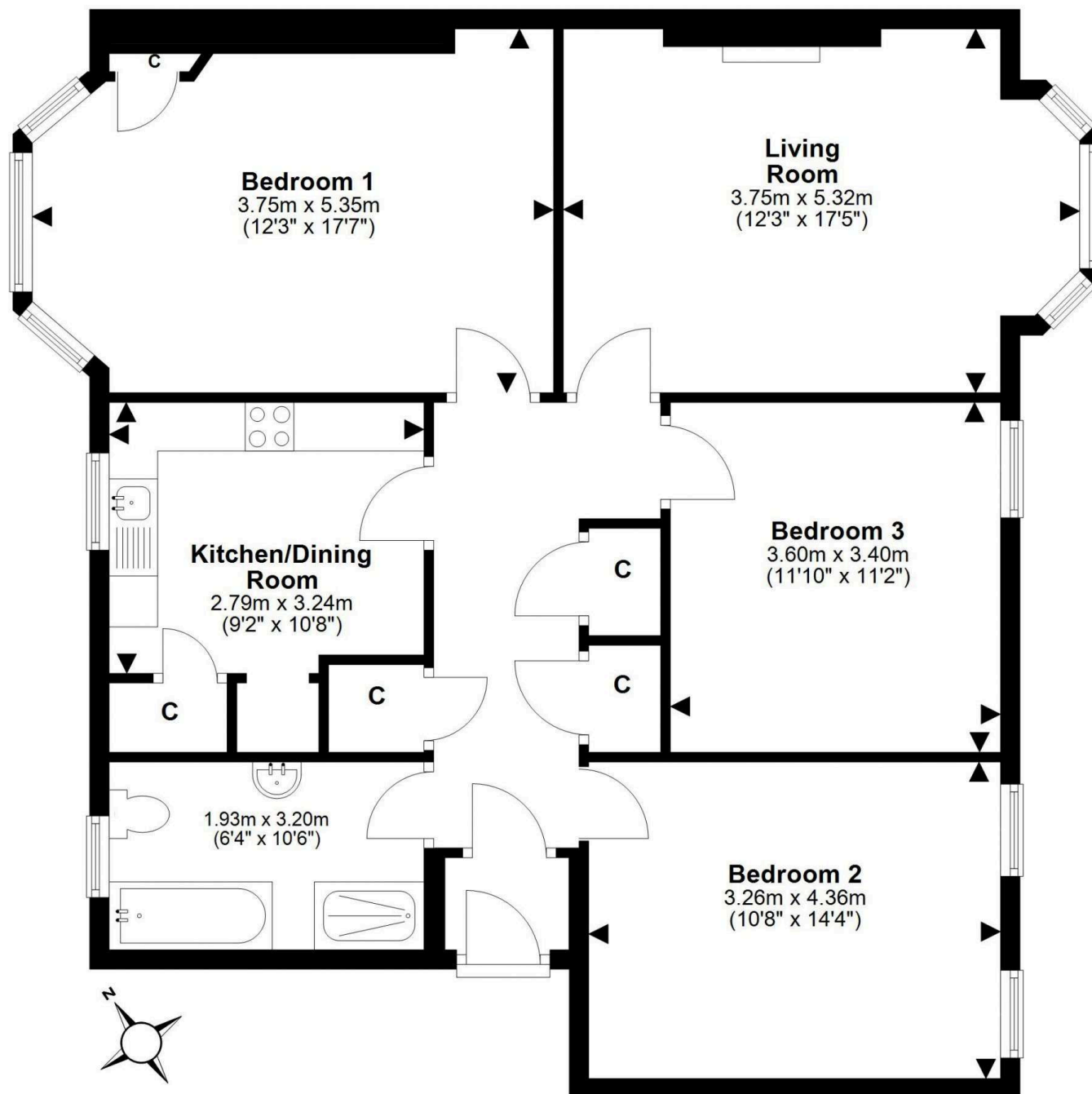
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.