

7 (flat 1) Cowgill Gardens, Liberton, Edinburgh, EH16 6FP



Description

Set in the heart of a modern, manicured development, moments from the vast open green spaces of The Braids and excellent amenities is this rarely available 1 bed ground floor apartment. Boasting a sunny south-west facing gable end setting, this beautifully appointed property is offered to the market in immaculate order and would make an ideal home for a wide variety of buyers in a tranquil, yet well-connected location.

Features

- Modern interiors throughout
- Welcome reception hall with built-in storage
- Sociable open plan layout, perfect for relaxing, entertaining & dining with stylishly appointed kitchen
- Spacious double bedroom with fitted wardrobe
- Quality bathroom suite with shower
- Gas central heating and double glazing ensures comfortable and ambient living environment
- Well tended communal grounds
- Ample residents' parking

Extras

The fitted floor coverings, oven, hob, cooker hood, dishwasher, washing machine and fridge/freezer are included.

Factor

The development is factored by Trinity Factors for approx. £80.00 per month according to the vendor. This includes maintenance of communal areas and block buildings insurance.

EPC Rating: B



Location

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, Blackford Hill and Hermitage of Braid. 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 which is 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.

Price and Viewing

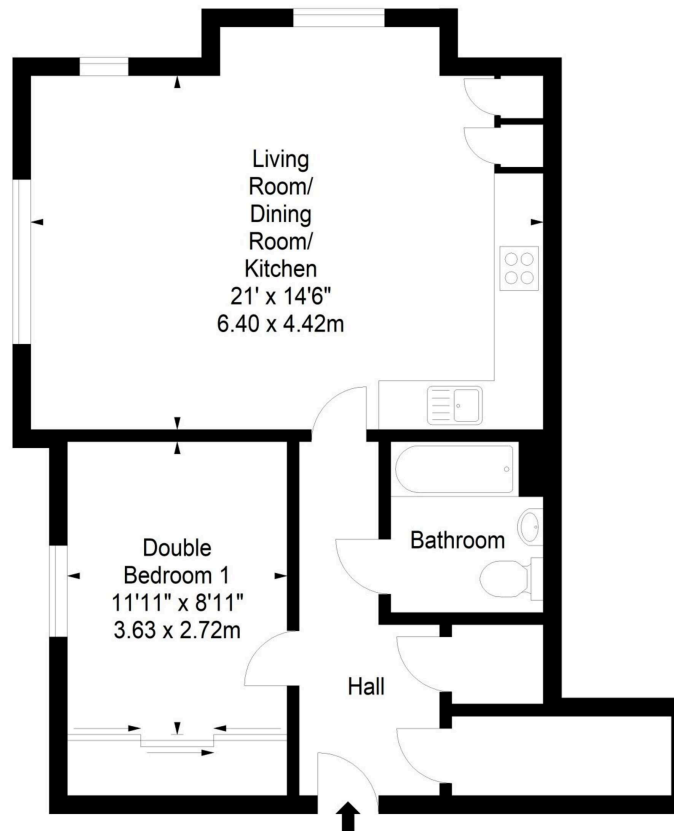
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Cowgill Gardens,
Edinburgh,
Midlothian, EH16 6FP



Approx. Gross Internal Area
632 Sq Ft - 58.71 Sq M
For identification only. Not to scale.
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Ground Floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

