



13 Cowgill Gardens  
Liberton, Edinburgh, EH16 6FP

CALL US ON 0131 447 4747



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For price and viewing information please visit  
[gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 4474474

### Ground floor:

- Reception hall with excellent storage.
- Cloakroom/WC.
- Well-presented & good-sized living room/dining room.
- French doors to rear garden.
- Fitted storage cupboard.
- Breakfasting kitchen with appliances.

### First floor:

- Generously proportioned sitting room (could be utilised as a further double bedroom).
- Bedroom three with wardrobes included.
- WC.

### Second floor:

- Master bedroom with fitted wardrobes & ensuite shower room.
- Superb open outlook to front.
- Further double bedroom.
- Family bathroom with shower over bath.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Enclosed private garden at rear.
- Beautifully maintained communal grounds.
- Unrestricted on street parking to rear.

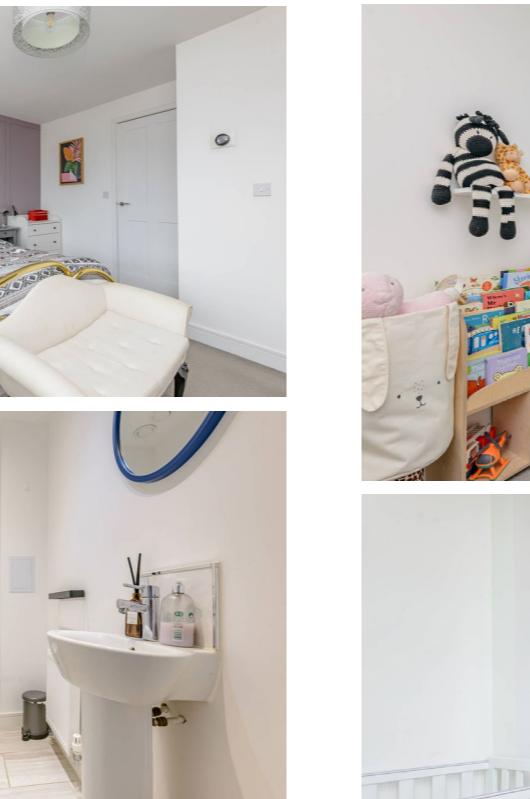
## GENERAL DESCRIPTION

A superb terraced townhouse situated in a sought-after modern development in the well located and much popular Liberton district of the city, a short journey to the south of Edinburgh City Centre and close to an excellent range of local amenities. The property may be an ideal purchase for a young family and is brought to the market in move-in condition.

## FACTORING NOTE

The development is factored by Trinity Factors with approximate charge of £120 per annum. This covers the maintenance of all the communal areas.





<b>COUNCIL TAX BAND F.</b>	
<b>TRAIN STATION</b>	APPROXIMATELY 3 MILES TO EDINBURGH WAVERLEY STATION.
<b>AIRPORT</b>	APPROXIMATELY 1.7 MILES TO EDINBURGH AIRPORT
<b>BUSES</b>	WITHIN 200 METERS.



## LOCATION

Liberton is a desirable residential area located on the south side of the city, just over three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and is less than five minutes from the city by-pass. It is a popular and attractive place to live surrounded by lovely open spaces in which to enjoy the outdoors including easy access to the Braids and the Mortonhall Estate. It also benefits from good access to schools, Edinburgh University King's Buildings, as well as the Royal Infirmary, the Medical School and the Children's Hospital at Little France. The Straiton retail outlet is within a few minutes by car and plays host to popular eateries, the majority of High Street names, as well as Ikea, Costco and large branches of both Asda and Sainsbury's.

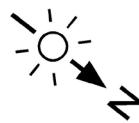
## EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND FREESTANDING AUTOMATIC WASHING MACHINE. THE WARDROBES WITHIN THE BEDROOM ON THE FIRST FLOOR & GARDEN STORAGE UNIT WILL ALSO BE INCLUDED IN THE FOR-SALE PRICE.

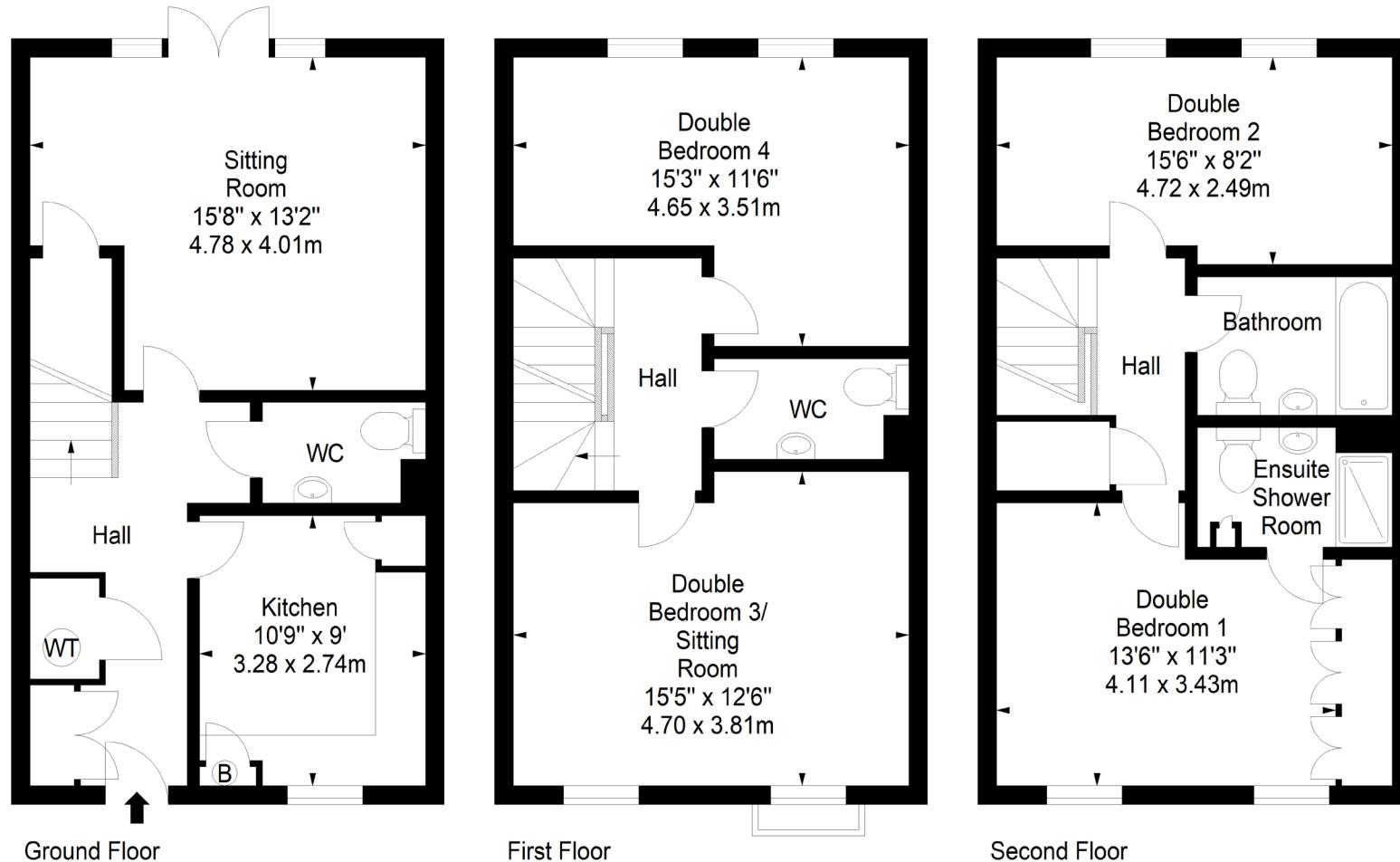
Cowgill Gardens,  
Edinburgh,  
Midlothian, EH16 6FP



Approx. Gross Internal Area  
1371 Sq Ft - 127.37 Sq M  
For identification only. Not to scale.  
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ENERGY PERFORMANCE  
CERTIFICATE RATING B



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WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.