

**30/8 Cowan Road
Edinburgh EH11 1RH**

Offers Over £265,000

- Hallway with large storage cupboard
- Kitchen/living/dining room
- Kitchen with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Two double bedrooms
- Box room/home office
- Bathroom with three-piece suite and mains shower over bath
- Gas central heating and double glazing
- Well kept communal gardens
- Free on-street parking



Third Floor Flat

Blair Cadell are delighted to bring to market this fantastic two bed tenement flat in the heart of Shandon. With superb open outlooks this property would be ideal for the first time buyer or young professional and must be viewed.

The accommodation comprises of a large hallway with a large storage cupboard leading through to an open plan kitchen/living/dining room that benefits from fantastic views up to Craiglockhart hill and the Pentlands beyond making it the perfect place to host friends and family. The kitchen has a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale. There are two double bedrooms that both benefit from the views and the master featuring lovely ornate cornicing and a centre rose and the second bedroom including large wardrobes which are included in the sale. There is a useful boxroom with a skylight that would be the perfect home office. Bathroom with a three-piece suite and mains shower over the bath, gas central heating and double glazing throughout for maximum efficiency and a well kept communal garden to the rear of the property along with free on-street parking.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Viewing by appointment on 0131 337 1800





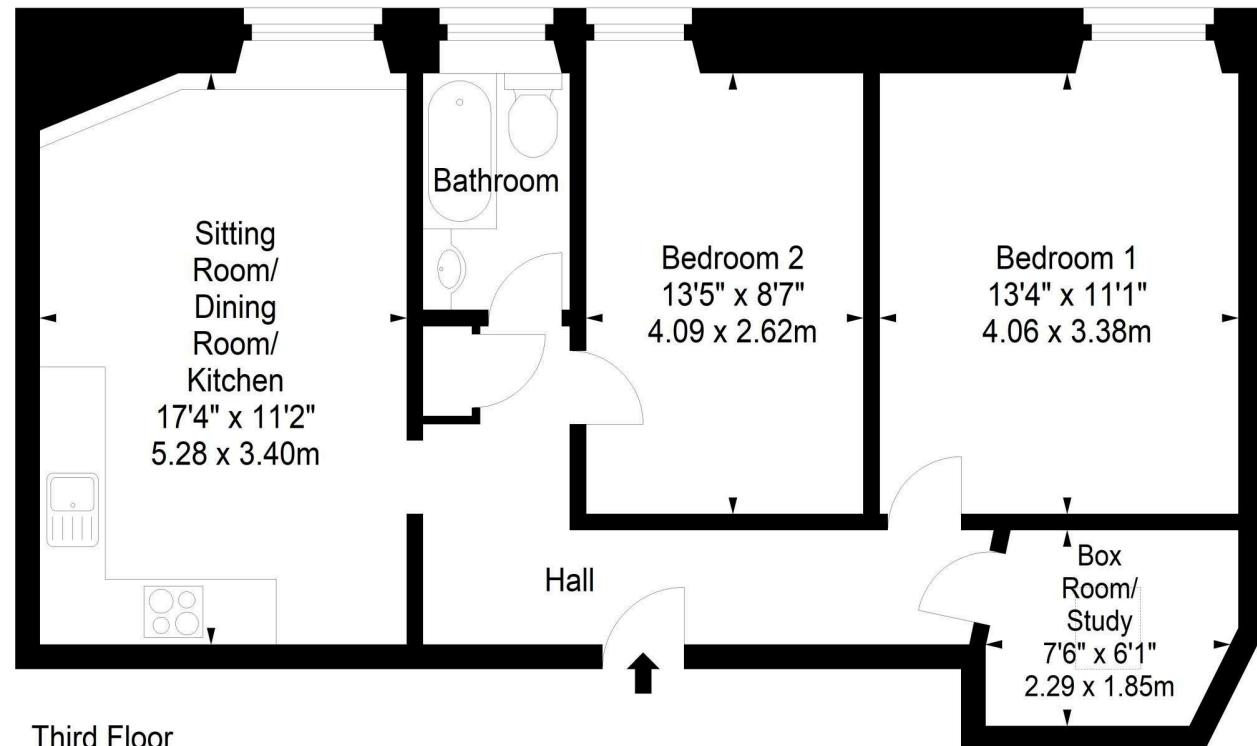
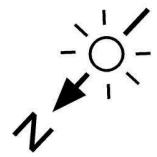
Cowan Road,
Edinburgh, EH11 1RH



Approx. Gross Internal Area
669 Sq Ft - 62.15 Sq M

For identification only. Not to scale.

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Third Floor

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