

**60/5 Cowan Road
Edinburgh EH11 1RJ**

Offers Over £325,000

- Hallway with large storage cupboard
- Bay window lounge with ornate cornice and centre rose
- Kitchen/diner with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Two large double bedrooms
- Family bathroom with three-piece suite and electric shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal gardens
- Free on-street parking



Top Floor Flat

Blair Cadell are delighted to bring to market this lovely two bed tenement flat in the heart of Shandon. Featuring fantastic open outlooks from both the front and rear of the property, this would be ideal for the first time buyer, young professional or buy to let investor.

The accomodation comprises of a large entrance hallway with a useful storage cupboard. A beautiful bay window lounge with fantastic original cornicing and stunning views up to the Pentland hills. A large kitchen/diner also benefitting from lovely views over the tree colonies with a range of wall and floor mounted units, gas hob and electric oven, white goods which are included in the sale and a large pantry cupboard. There are two double bedrooms and a useful box room with a skylight in making it perfect for a home office. Bathroom with a three-piece suite and an electric walk in shower. There is gas central heating and double glazing throughout for maximum efficiency and well kept communal gardens to the rear of the property. Free on-street parking is also available.

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, Boroughmuir 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

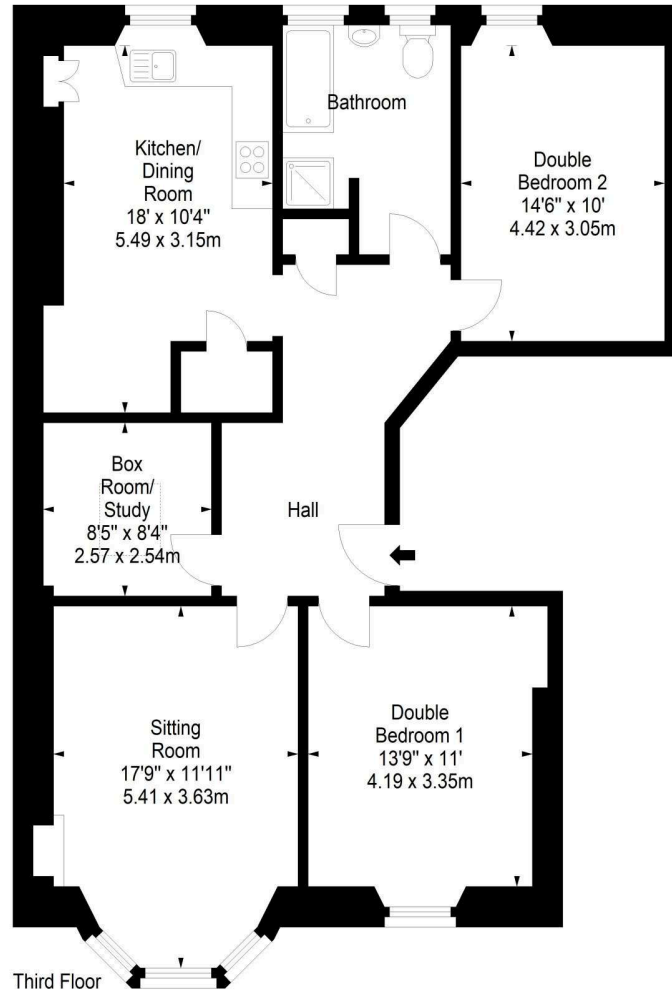




Cowan Road,
Edinburgh, EH11 1RJ



Approx. Gross Internal Area
1033 Sq Ft - 95.97 Sq M
For identification only. Not to scale.
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