

Jardine Phillips
Solicitors • Estate Agents

SHANDON

52 COWAN ROAD
EH11 1RJ



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EPC RATING: D

OFFERS OVER £300,000

PROPERTY DESCRIPTION

- Tiled vestibule leading to a large open hallway with Edinburgh press
- Spacious bay windowed living room with feature fire surround and Edinburgh press
- Door to large boxroom which would make a perfect study or occasional bedroom
- Galley kitchen with range of units and door to the garden
- Two large double bedrooms overlooking the rear, one with walk in wardrobe, Edinburgh press & boiler cupboard
- Roomy wet shower room with sink & wc
- Gas central heating system – not warranted
- Lots of period features including original sash & case windows, floorboards, panelled doors, cornicing & ceiling roses
- Private front and rear gardens
- Free on street parking
- Building warrant to change the kitchen & bathroom layout



VIEWING

Sundays 2 - 4pm or tel.

Jardine Phillips on

0131 446 6850





SPACIOUS TWO BED PLUS BOXROOM MAINDOOR FLAT WITH PRIVATE GARDENS - NOW REQUIRING UPGRADING

Great two bed plus large boxroom maindoor flat located in this quiet street, close to the amenities of Shandon and in the catchment for the excellent Craiglockhart Primary. Some lovely period features but now requiring some work to turn it into an ideal family home or flat for young professionals. With the added benefit of private front and rear gardens. Minutes from the Union Canal & Harrison Park, and easy access into the city centre.

AREA

Shandon is a popular area in the south of the city which offers a good range of local stores, including Margiotta, together with some lovely independent retailers and coffee shops. Wider shopping is available in nearby Polwarth, Bruntsfield and Morningside. Harrison Park is just around the corner, together with the Union Canal walkway providing great walks and outside spaces. Leisure facilities are available close by in the form of Craiglockhart and Fountain Park leisure complexes. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are all just a short bus journey away. The flat is in the catchment for the well renowned Craiglockhart Primary. George Watsons is also within walking distance. Numerous bus services are available nearby and there is easy access out to the city bypass and the motorway network beyond.

GARDEN

Private front and rear gardens

PARKING

Free on street parking

EXTRAS

The blinds/curtains, light fittings & washing machine are included in the sale but are not warranted.

HOME REPORT VALUATION

£320,000

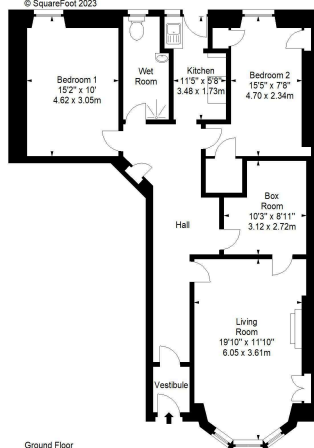


Living room	19'10 x 11'10 (6.05 x 3.61m)
Boxroom	10'3 x 8'11 (3.12 x 2.72m)
Kitchen	11'5 x 5'8 (3.48 x 1.73m)
Bedroom 1	15'2 x 10' (4.62 x 3.05m)
Bedroom 2	15'5 x 7'8 (4.70 x 2.34m)

Cowan Road,
Edinburgh,
EH11 1RJ



Approx. Gross Internal Area
940 Sq Ft - 87.33 Sq M.
For identification only. Not to scale.
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Ground Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

