

**24/8 Cowan Road  
Edinburgh EH11 1RH**

**Offers Over £240,000**

- Large living room
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven
- Double bedroom with fitted wardrobes
- Bathroom fitted with three-piece suite and shower over the bath
- Box room with skylight
- Gas central heating and double glazing throughout
- Well kept communal garden
- Residents permit parking

**Council Tax Band: D**

**Tenure: Freehold**

**Annual Service Charge: £0**

**Shared Ownership: N**





## Flat

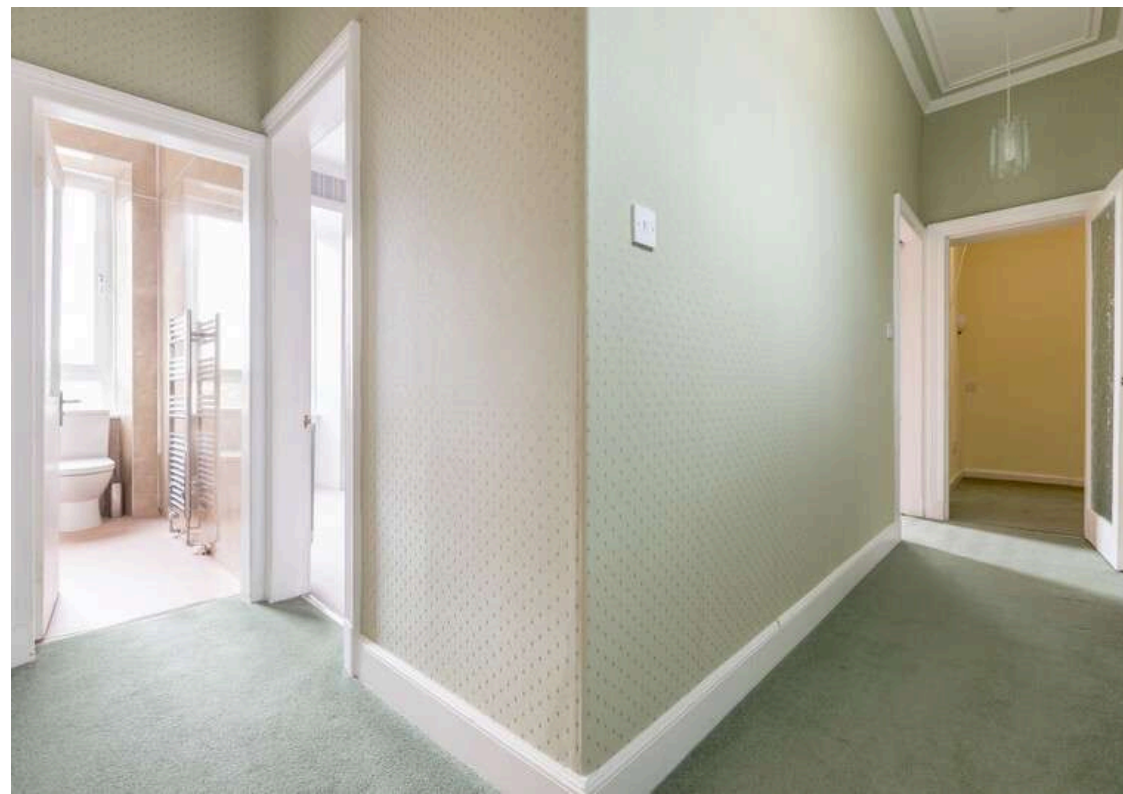
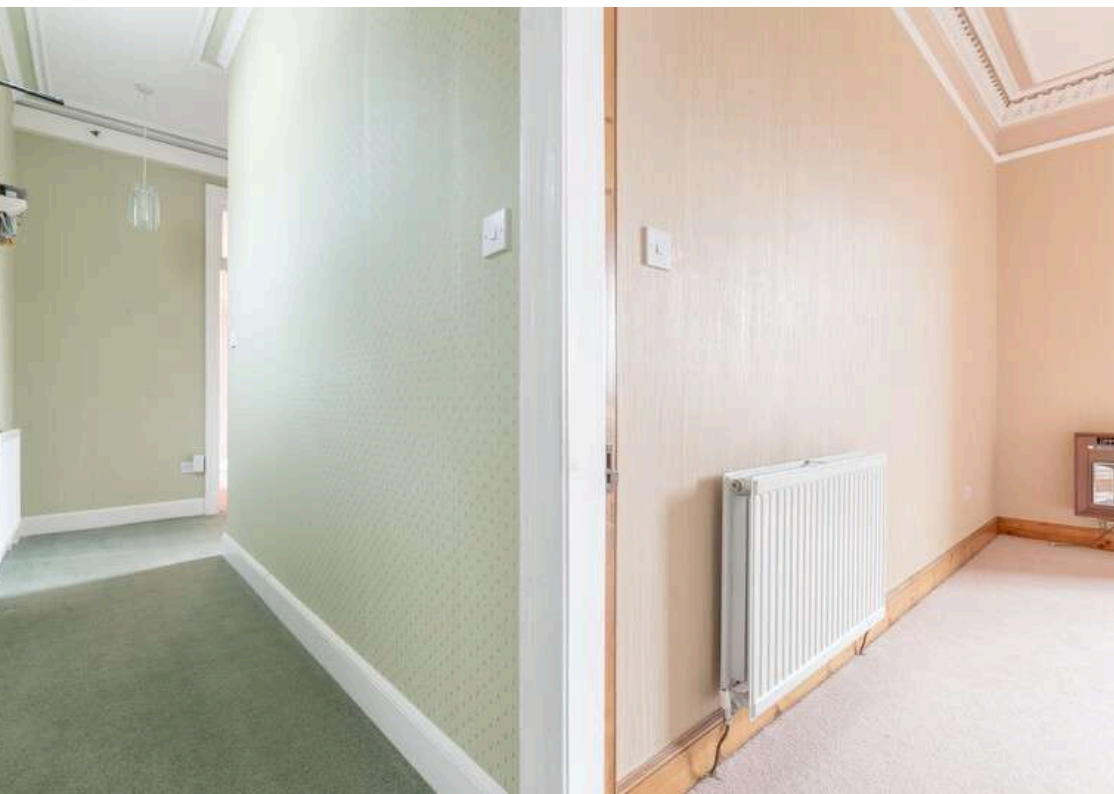
Blair Cadell are delighted to bring to market this fantastic one bed tenement flat in the heart of Shandon. With superb open outlooks this property would be ideal for the first time buyer or young professional and must be viewed.

The accommodation comprises of a large hallway with a useful storage cupboard leading through to large living 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/diner has a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale and has a built in window seat to enjoy the views. A double bedroom that both benefits from the views and featuring built in wardrobes offering plenty of useful storage space. 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.

The south-facing rear garden features a lawn and patio area and a water feature making it perfect for summer barbeques. Residents also enjoy on-street permit parking. Shandon is a sought-after area just 1.5 miles from Edinburgh city centre, with frequent bus services nearby. The city bypass is a short drive away, providing access to the International Airport and the M8/9/90 motorway network. The area is well-served by excellent public and private schools, including Craiglockhart Primary, Boroughmuir, and George Watson's College. Nearby shopping options include Edinburgh West Retail Park, 24-hour ASDA, Sainsbury's, Lidl, and Aldi. For recreation, residents can enjoy Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers restaurants, a cinema, and a Nuffield Health Centre.

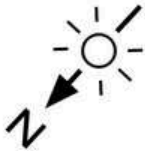
**Viewing by appointment on 0131 337 1800**



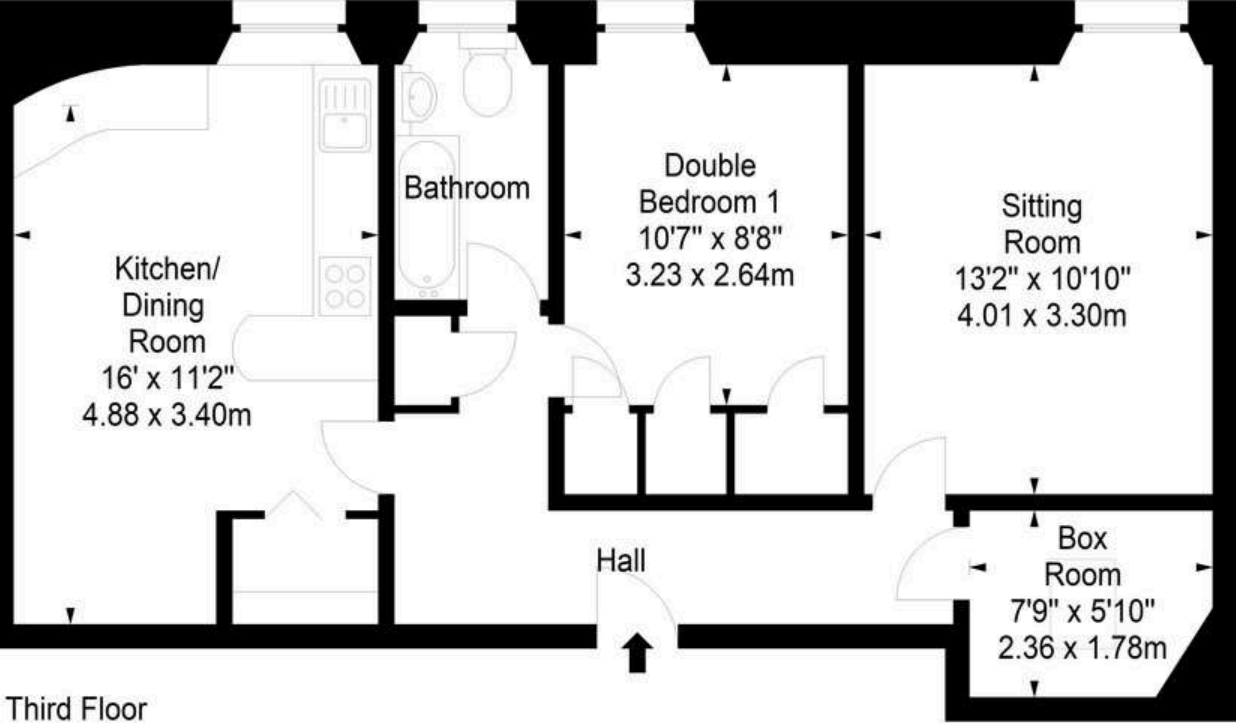




# Cowan Road, EH11 1RH



Approx. Gross Internal Area  
662 Sq Ft - 61.50 Sq M  
For identification only. Not to scale.  
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Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

