

**58 Cowan Road  
Edinburgh EH11 1RJ**

**Offers Over £330,000**

- Living room featuring ornate cornice and decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven, large pantry cupboard and white goods included
- Large double bedroom with wardrobes included
- Box room
- Fully tiled shower room fitted with two-piece suite
- Utility room with additional storage and white goods
- Gas central heating and double glazing
- Private garden space to front and rear
- Residents permit parking



## Maindoor Flat

Blair Cadell are delighted to bring to market this beautiful maindoor flat in the heart of Shandon. With private garden space and great accessibility the property will appeal to many and must be viewed.

The accomodation comprises of a lovely living room featuring original ornate corning, centre rose and gas fireplace making it the perfect place to relax with friends and family. A large kitchen/diner ideal for hosting fitted with a range of floor and wall mounted units, gas hob and electric oven, white goods which are included in the sale and a large pantry cupboard. A large double bedroom with wardrobes included to the rear of the building keeping it nice and quiet. Smart fully tiled shower room fitted with a two-piece suite and a mains walk in shower. Box room that would be the perfect guest room or home office, utility room off the kitchen with additional white goods and offering access to the back garden. Gas central heating and double glazing throughout for maximum efficiency. Private garden space to both the front and rear with the back garden being south-west facing and laid to lawn making it the perfect sun trap. Residents on-street permit parking.\*No warranties given for systems or appliances\*

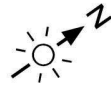
Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public 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**

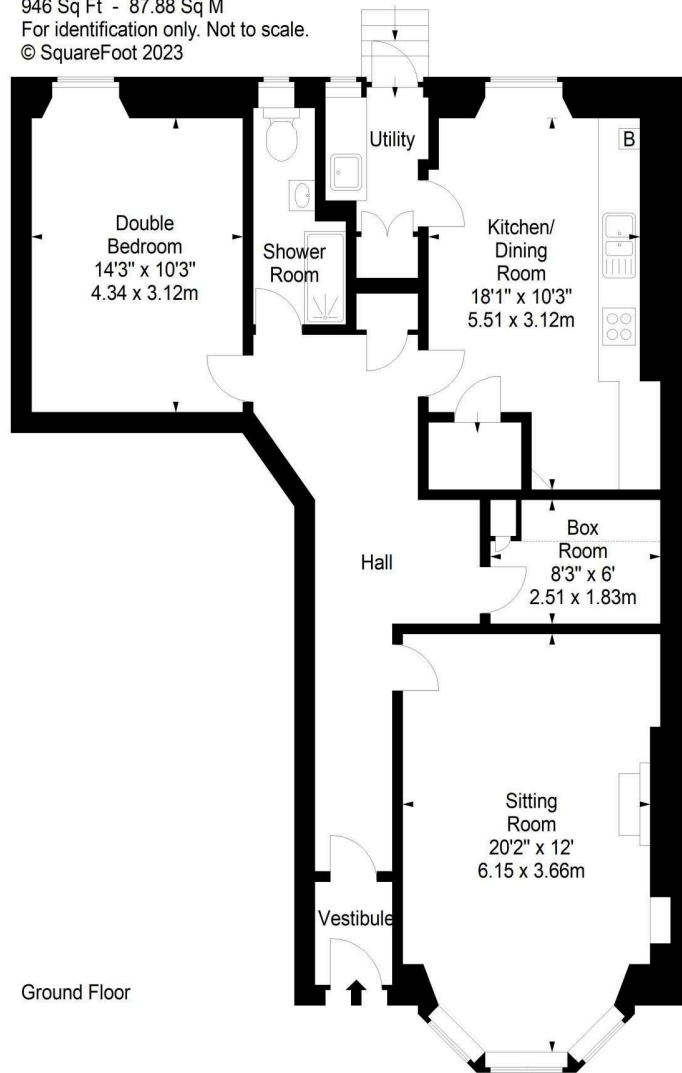




Cowan Road,  
Edinburgh, EH11 1RJ



Approx. Gross Internal Area  
946 Sq Ft - 87.88 Sq M  
For identification only. Not to scale.  
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