

30/4 Cowan Road Edinburgh EH11 1RH

Offers Over £285,000

- Beautiful bay window lounge featuring ornate corning, centre rose, decorative views and fantastic views to Pentlands
- Stylish kitchen/diner fitted with a range of floor and wall mounted units, induction hob, double oven, breakfast bar, integrated appliances and large pantry cupboard
- Large double bedroom with wardrobes included
- Box room fitted with shelving
- Bathroom with three-piece suite and electric shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal garden
- Free on-street parking



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EPC C



Second Floor Flat

Blair Cadell are delighted to bring to market this stunning tenement flat in the heart of Shandon. With fantastic open views up to the Pentland hills and original features throughout, the property would be ideal for the first time buyer or young professional and must be viewed.

The accommodation comprises of a beautiful bay window lounge with open views to the Pentlands, original ornate cornicing, centre rose and gas fireplace making it the perfect place for relaxing with friends and family. A stylish recently fitted kitchen/dining room perfect for hosting fitted with a range of floor and wall mounted units, induction hob, double electric oven, integrated appliances, breakfast bar for meals on the go and a useful pantry cupboard offering plenty of storage space. There is a large double bedroom with wardrobes included in the sale and a box room with built in shelving that would be the perfect home office or nursery. The bathroom is fitted with a three-piece suite and has an electric shower over the bath. The property benefits from working sash and case windows throughout and a recently installed boiler providing gas central heating for maximum efficiency. There is a large well kept communal garden and free on-street parking is also available.

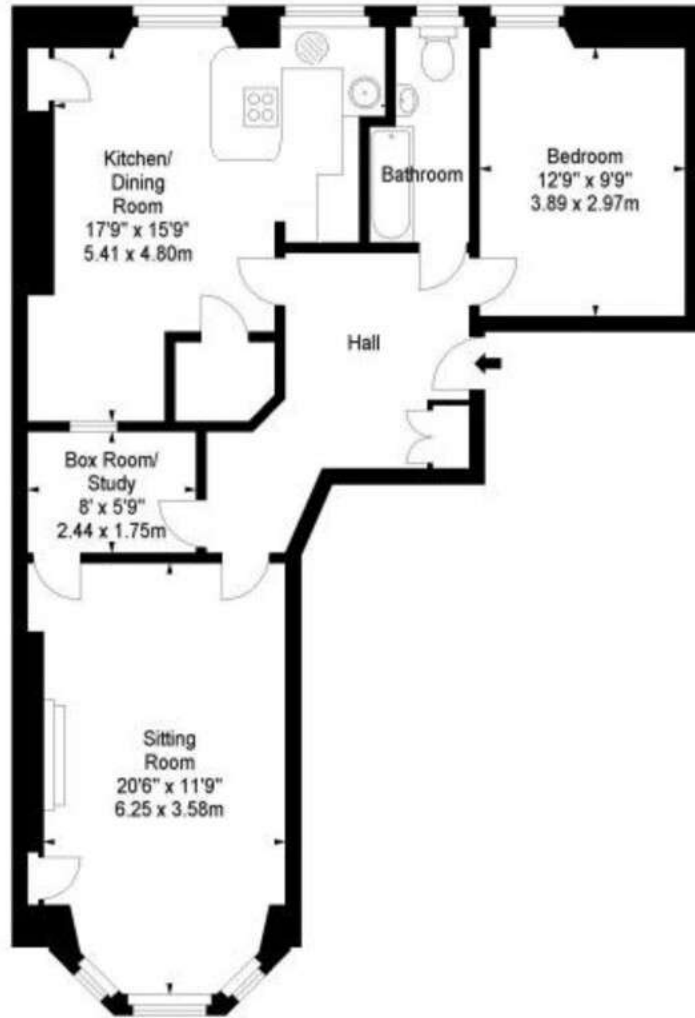
Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by frequent bus services that run close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and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

By appointment on 0131 337 1800





Cowan Road, EH11 1RH
Approx. Gross Internal Area
842 Sq Ft - 78.22 Sq M



Second Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



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