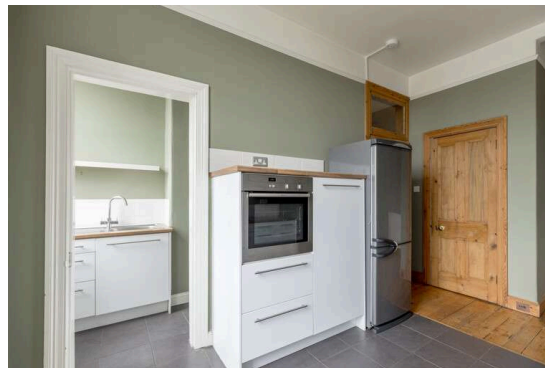


**42/4 Cowan Road
Edinburgh EH11 1RH**

Offers Over £290,000

- Hallway with large storage cupboard
- Bay window lounge with ornate cornice, centre rose, decorative fireplace and Edinburgh press
- Kitchen/diner with a range of floor and wall mounted units, gas hob and electric oven, pantry cupboard and white goods included in sale
- Utility room
- Double bedroom with decorative fireplace
- Box room
- Bathroom with three-piece suite and mains shower over bath
- Gas central heating and mixture of single and double glazed windows
- Well kept communal garden
- Free on-street parking



Flat

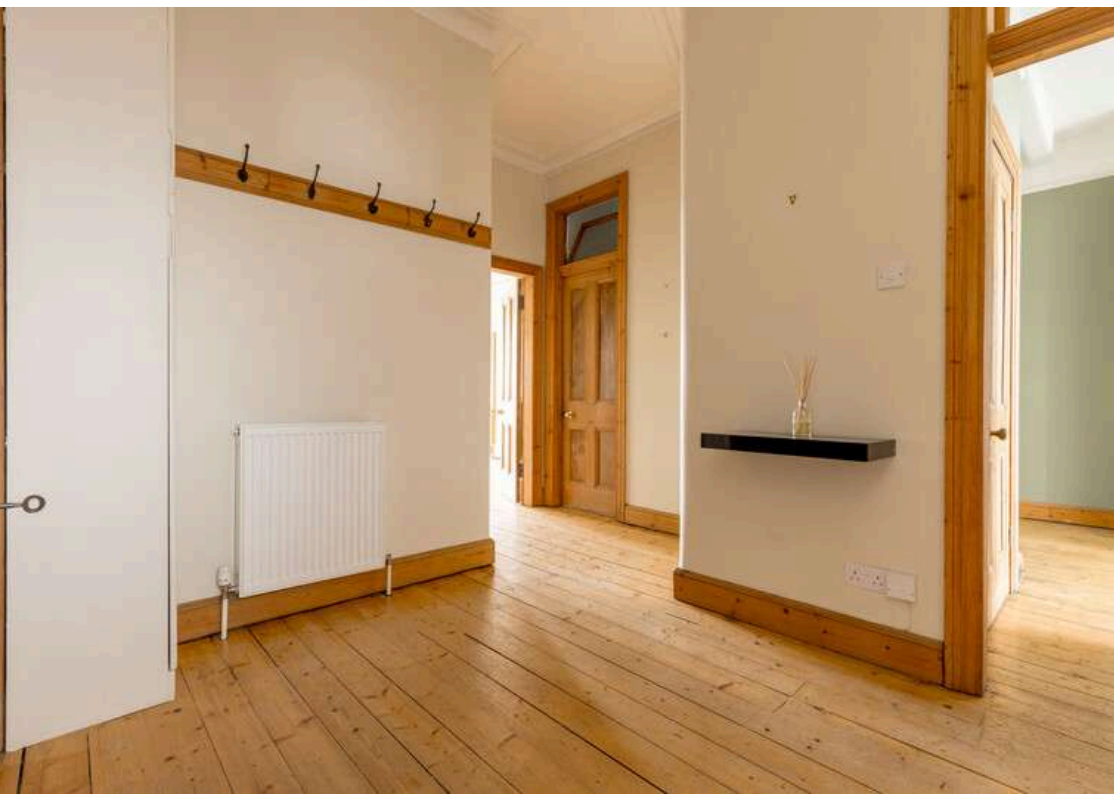
Blair Cadell are delighted to offer to market this fantastic one bed tenement flat in the heart of Shandon. With superb open outlooks to both the front and rear, and quick access to the city centre the property will appeal to many and must be viewed.

The accomodation comprises of a large entrance hallway with a useful storage cupboard and large box room off it that would be the perfect home office or guest room. A large bay window lounge with fantastic open views up to Craiglockhart hill and the Pentlands beyond featuring original ornate cornice, centre rose and a useful Edinburgh press for storage. Kitchen/diner again benefiting from lovely views up to Corstorphine hill that has a range of floor and wall mounted units, gas hob and electric oven, white goods which are included in the sale, a large pantry cupboard and a useful Utility area. There is a large double bedroom with a decorative fireplace and a bathroom with a three-piece suite and mains shower over the bath. There is gas central heating and a mixture of single and double glazed windows. Well kept communal gardens to the rear and free on-street 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

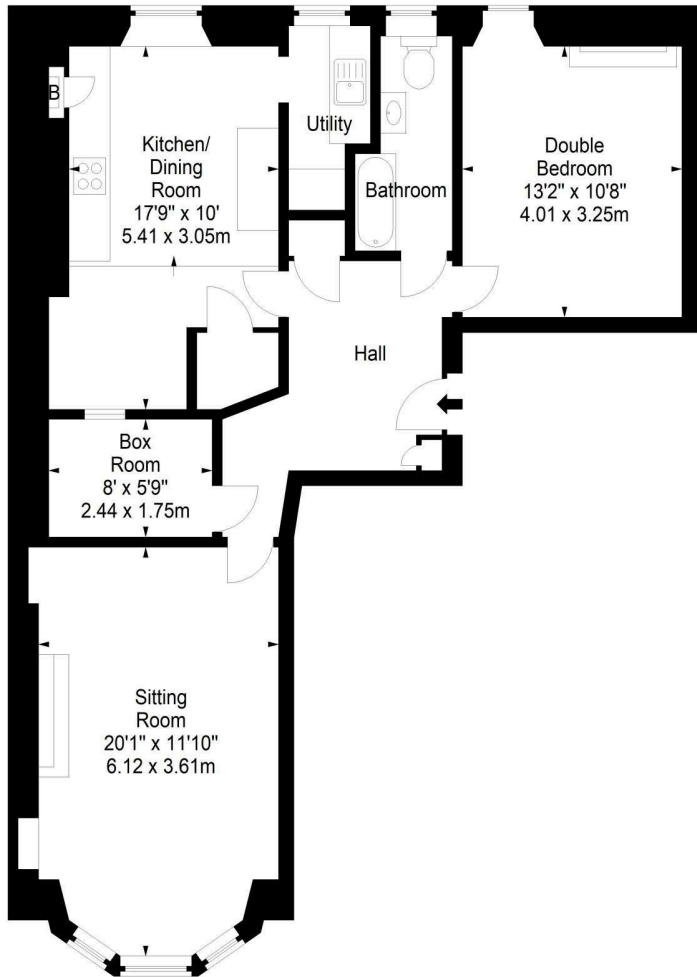




Cowan Road,
Edinburgh, EH11 1RH



Approx. Gross Internal Area
837 Sq Ft - 77.76 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Second Floor



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