

COULTERS[®]

24/2 COWAN ROAD

SHANDON, EDINBURGH, EH11 1RH

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated on a peaceful street with 'no-through traffic', 24/2 Cowan Road is a first floor, one bedroom flat with great potential. With a bright easterly aspect, the accommodation benefits from delightful period features including high ceilings, cornicing, wood panelled doors and fireplaces.

Forming a practical layout with good storage space, the home comprises a beautiful living room with a box room off, a spacious dining kitchen, double bedroom and a modern, fully tiled bathroom.

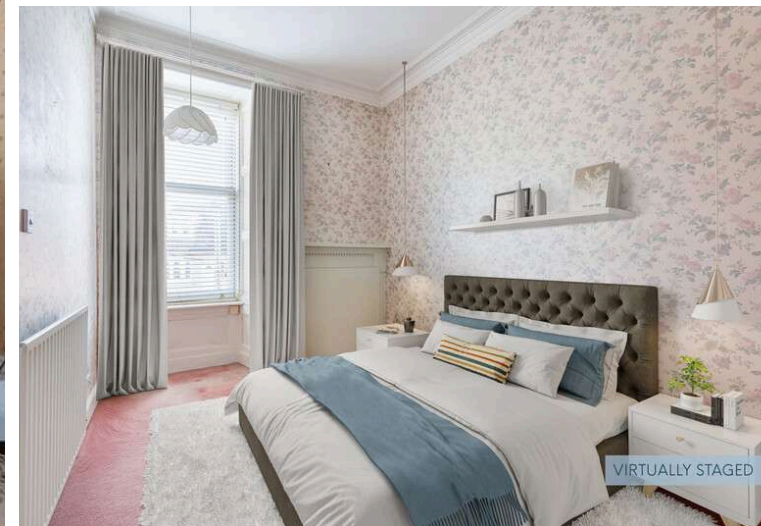
Gas central heating and double glazing have been fitted within the property.



KEY FEATURES

-  First floor apartment on quiet street
-  Good sized double bedroom
-  Well-kept shared gardens
-  Permit parking available
-  Close to Union Canal and Harrison Park
-  Local shops on nearby Ashley Terrace





There is a well-kept shared garden to the rear of the building which also has a drying line. Permit holder and pay and display parking is available on the street.

EXTRAS

The property is sold as seen with all light fittings, blinds, curtains, fitted flooring and appliances included in the sale price.



THE LOCAL AREA

Cowan Road is located in the popular area of Shandon to the southwest of Edinburgh. There are a wide range of amenities in the immediate area from local shops, cafes, bars and restaurants whilst larger supermarkets can be found at the Lidl on Slateford Road, ASDA Chesser or the Edinburgh West Retail Park which has a good selection of shopping facilities including a Costa Coffee and M&S Food Hall. Fountain Park is also a short distance with restaurants, a bowling alley, Vue cinema and Nuffield Health and Leisure facility. Enjoying the outdoors could not be easier with direct access to the beautiful walkways and cycle network on the Union Canal and the open green space of Harrison Park. In addition, the area is well connected by a great bus network and Slateford train station is just a twenty minute walk away. The city bypass is also easily accessible providing good links to the M8 and M9 motorway networks.

GET IN TOUCH



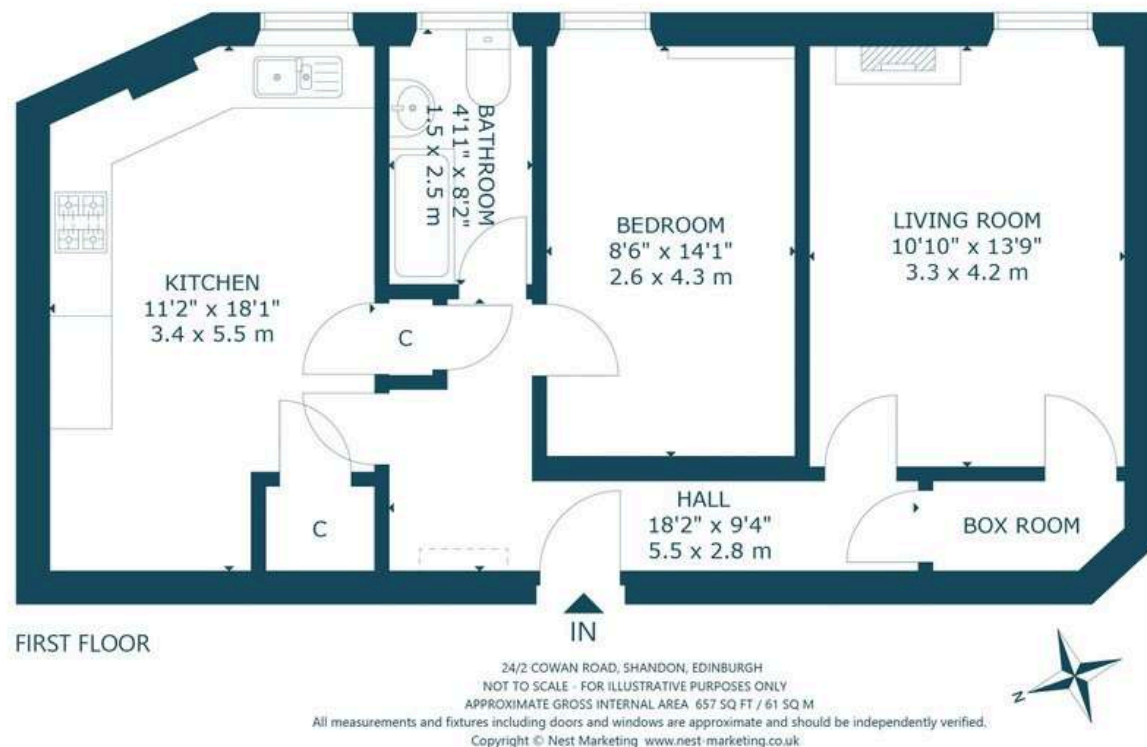
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.