

**60/2 Cowan Road
Edinburgh EH11 1RJ**

Offers Over £290,000

- Beautiful bay window lounge featuring ornate corning
- Kitchen/dining room fitted with a range of floor and wall mounted units, gas hob and electric oven, white goods and a large pantry cupboard
- Large double bedroom
- Study room
- Large box room
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal garden
- Residents permit parking



Flat

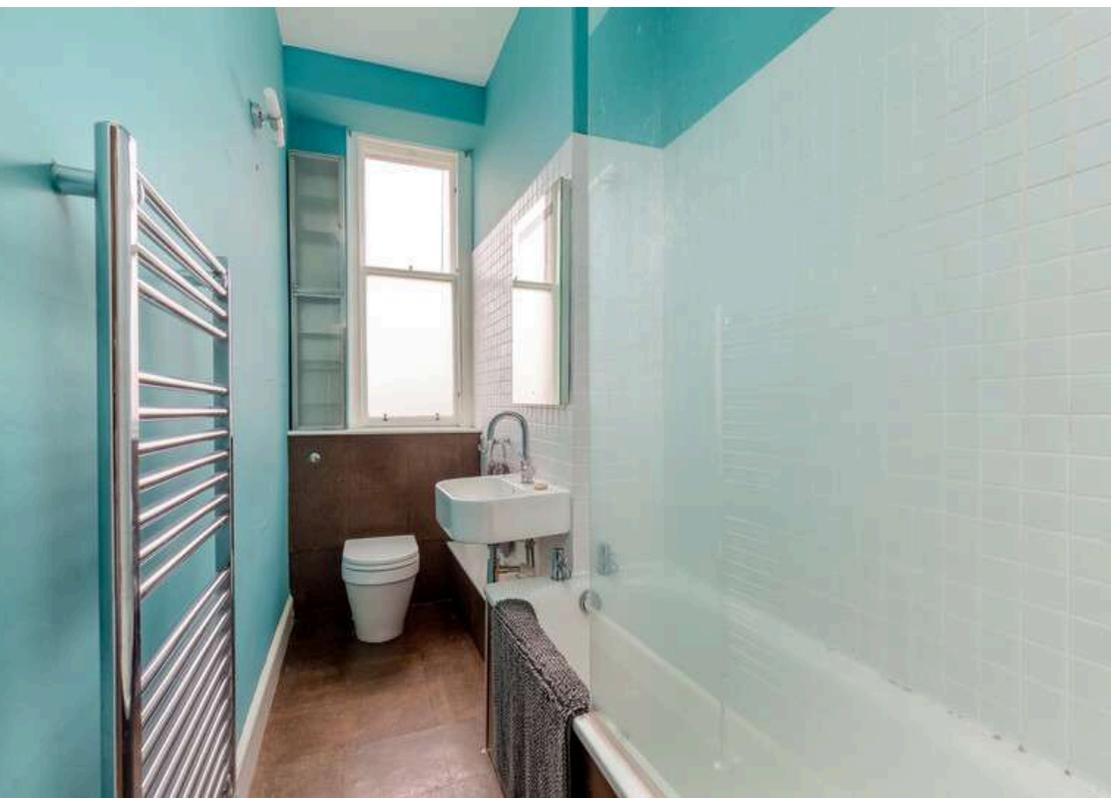
Blair Cadell are delighted to bring to market this superb one bed tenement flat in the heart of Shandon. With superb living space and a wide range of local amenities, the property will appeal to many.

The accomodation comprises of a large bay window lounge featuring beautiful ornate cornicing a decorative fireplace. A large kitchen/diner that is perfect for hosting friends and family fitted with a range of floor and wall mounted units, gas hob and electric oven, appliances which are included in the sale and a large pantry cupboard offering plenty of useful storage space. There is a large double bedroom with wardrobes included in the sale. A large box room that would be the perfect as a spare room or home office. A study with window, that has wall cupboards and loft bed space. Bathroom fitted with a three-piece suite and mains shower over the bath. The property benefits from gas central heating and double glazing throughout. A well kept communal garden to the rear and residents 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

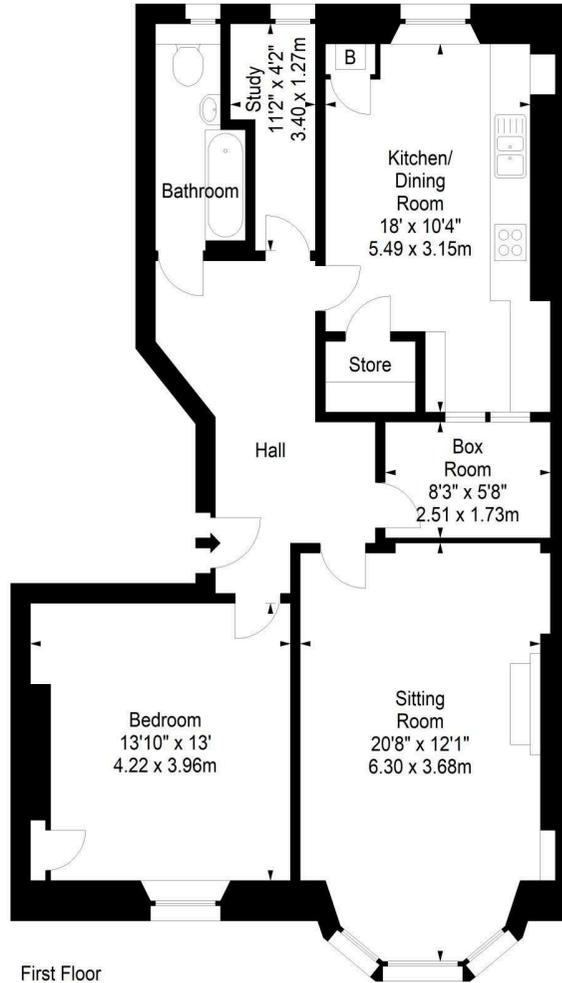




Cowan Road,
Edinburgh,
Midlothian, EH11 1RJ



Approx. Gross Internal Area
912 Sq Ft - 84.72 Sq M
For identification only. Not to scale.
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