

**18/6 Cowan Road
Edinburgh EH11 1RQ**

Offers Over £325,000

- Beautiful bay window living/dining room featuring ornate cornice and decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, appliances included
- Two double bedrooms
- Dressing room
- 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

Council Tax Band: C

Tenure: Freehold

Shared Ownership: No



Flat

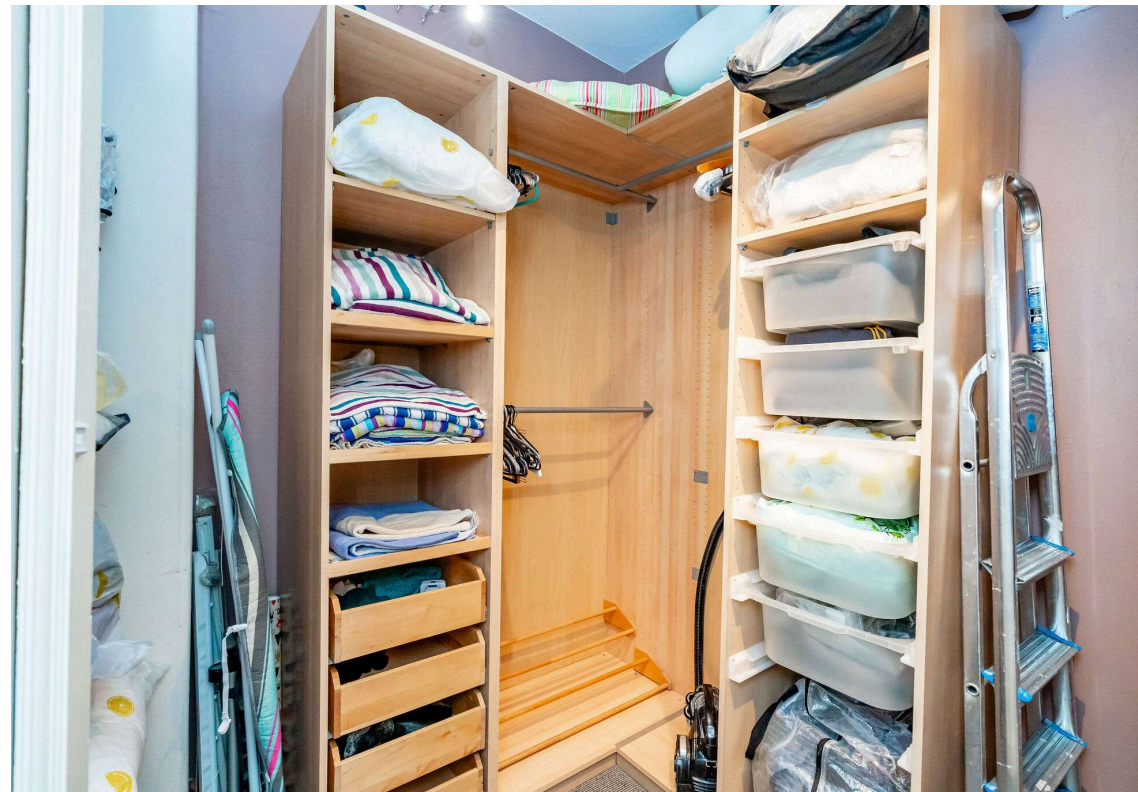
This stunning two-bedroom tenement flat in the sought-after area of Shandon, enjoying open outlooks, is sure to appeal on the open market. Offering generous living space and superb links to the city centre, the property will attract strong interest from a wide range of purchasers.

The accommodation comprises a bright and spacious bay-windowed lounge featuring ornate cornicing and a decorative fireplace, creating an ideal space for relaxing or entertaining friends and family. The modern kitchen is fitted with a range of floor and wall-mounted units, a gas hob, electric oven, and white goods, all of which are included in the sale. There are two generous double bedrooms, both enjoying fantastic open views over the colonies to the rear. In addition, the property benefits from two large box rooms providing excellent storage, with one currently utilised as a walk-in wardrobe/utility space and the other as a home office or occasional guest room. The bathroom is fitted with a three-piece suite with a mains shower over the bath, complete with a rainfall shower head. Further benefits include gas central heating, double glazing throughout, access to a well-maintained communal garden, and residents' permit parking.

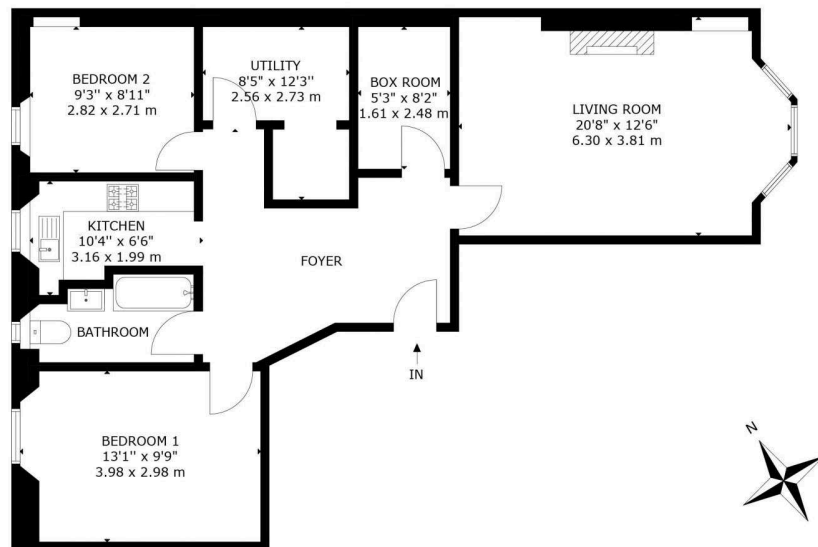
Please note: No warranties are given for systems. Furniture available by separate negotiation

Located just 1.5 miles from Edinburgh city centre, Shandon is a highly desirable neighbourhood. Residents enjoy access to excellent outdoor spaces, including the scenic Union Canal and the much-loved Harrison Park ideal for walking, cycling, and family outings. Nearby Craiglockhart Sports & Tennis Centre offers extensive leisure facilities, while Fountain Park Leisure Complex provides entertainment with a cinema, gym, and a variety of restaurants. Shandon is exceptionally well-served for everyday needs, offering a great selection of nearby shops including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area also enjoys excellent transport connections, with numerous bus services providing easy access to the city centre and Haymarket, where local train and tram links are available. In addition, the city bypass is conveniently close, ensuring quick and straightforward travel around Edinburgh and beyond.

Viewing by appointment on 0131 337 1800







SECOND FLOOR

18/6 COWAN ROAD, EDINBURGH, EH11 1RQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 869 SQ FT / 80 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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