

**23 Cowan Road  
Edinburgh EH11 1RL**

**Offers Over £490,000**

- 3/4 bedroomed semi detached Bungalow
- Bright lounge overlooking rear garden
- Dining room/fourth bedroom
- Kitchen with generous storage providing external access to the side of the property
- Three double bedrooms
- Tiled wet room with mains shower
- Spacious attic offering significant potential for further development, subject to the relevant planning consents
- Private front and rear gardens. Driveway & Carport

**Council Tax Band: F**

**Tenure: Freehold**

**Annual Service Charge: N**

**Shared Ownership: N**



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3



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EPC D



## 3/4 bedroomed Semi-Detached Bungalow

23 Cowan Road is an attractive three-bedroom semi-detached bungalow located within the highly sought-after Shandon area of the city. Offering generous living space and excellent potential for further development, the property provides a wonderful opportunity to create an exceptional family home in a desirable and well-established neighbourhood.

The property consists, lounge overlooking the rear garden, providing a bright and welcoming space perfect for relaxing with family or entertaining guests. Adjacent, the dining room creates an ideal setting for dinner parties and social gatherings this is a versatile space which could also be utilised as a fourth bedroom. The kitchen is thoughtfully fitted with a range of wall and floor units, an electric oven and hob, and offers convenient access to the side of the property. The ground floor accommodates three well proportioned double bedrooms and a fully tiled wetroom. Upstairs, a spacious attic room provides excellent additional space offering significant potential for further development, subject to the relevant planning consents. The property further benefits from gas central heating and double glazing throughout. Externally, there are superb front and rear private gardens, a private driveway with carport, and an outhouse providing additional storage. **Please note:** No warranty is provided for the property's systems.

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 Watson's 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 0131 337 1800**

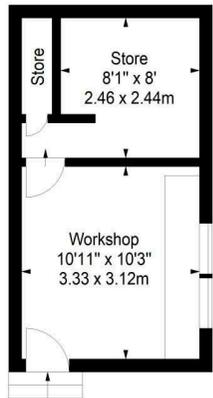




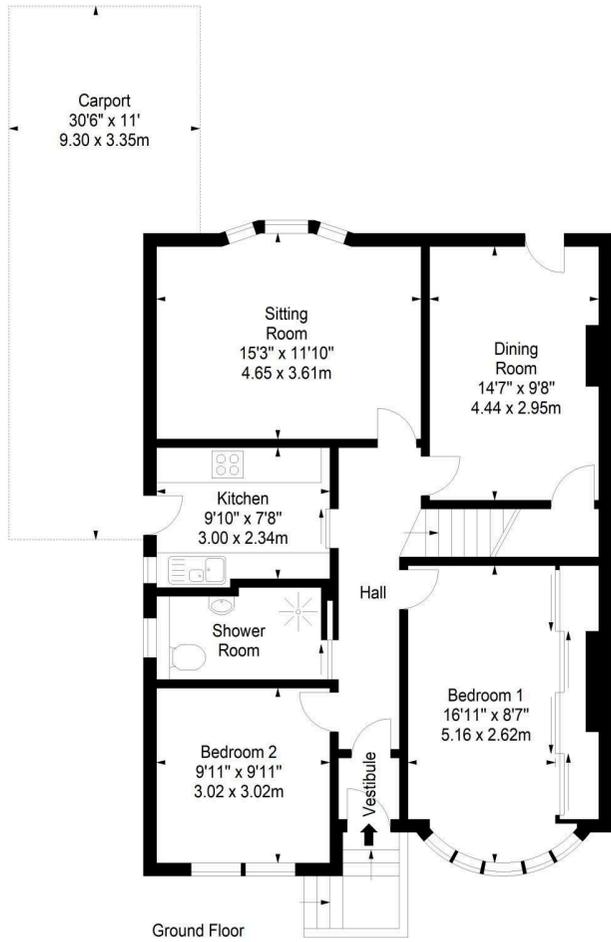
Cowan Road,  
Edinburgh,  
Midlothian, EH11 1RL



Approx. Gross Internal Area  
1206 Sq Ft - 112.04 Sq M  
Workshop & Stores  
Approx. Gross Internal Area  
200 Sq Ft - 18.58 Sq M  
For identification only.  
Not to scale.  
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Ground Floor



Ground Floor



First Floor



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