



5/2 Cowan's Close, Edinburgh, EH8 9HF

This well-proportioned ground floor flat offers an excellent opportunity for first-time buyers, professionals, or investors seeking a property in a prime central location. Situated within easy reach of Edinburgh University and the City Centre, the property combines convenience with comfortable living space, making it an ideal city residence or rental investment.

The accommodation is thoughtfully arranged and comprises a welcoming entrance hall with a useful storage cupboard, providing practical space for everyday essentials.

The bright and spacious living room enjoys a pleasant west-facing aspect to the front, allowing for an abundance of natural light throughout the afternoon and evening. The room is finished with fitted carpeting, creating a warm and inviting space for relaxation or entertaining.

To the rear, the kitchen is fitted with a range of beech-effect wall and base units, complemented by laminate marble-effect worktops. It is well-equipped with appliances including an electric cooker, washing machine, and fridge freezer, offering a functional and efficient cooking environment.

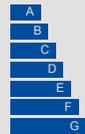
The bathroom is fitted with modern wall boarding and comprises a bath with electric shower over, WC, and wash hand basin, providing a clean and practical suite.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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The generously sized double bedroom benefits from built-in wardrobes, offering excellent storage while maintaining a comfortable and restful atmosphere.

Further benefits include electric heating, good storage throughout, and a convenient ground floor position.

Location

The property is located in the highly sought-after Newington district, just to the south of Edinburgh City Centre. This vibrant and popular area is particularly well-regarded for its proximity to the University of Edinburgh, making it especially attractive to academics, students, and professionals alike. Newington offers a superb range of local amenities, including convenience shopping and larger retail options at Cameron Toll Shopping Centre. For leisure and recreation, residents are spoiled for choice, with the nearby Commonwealth Swimming Pool, as well as a range of fitness facilities, tennis and squash clubs. Outdoor enthusiasts will appreciate the open green spaces of The Meadows, Holyrood Park, and the iconic Arthur's Seat, all within easy reach. A wide selection of cafés, restaurants, bistros, and cultural attractions can be found locally, contributing to the area's lively atmosphere. Although the City Centre is within comfortable walking distance, excellent public transport links provide regular and convenient access to the city and surrounding areas.

Parking

The property benefits from an allocated parking space within a private residents' car park. In addition, on-street residents' permit parking is available, along with further metered parking for visitors.

Extras

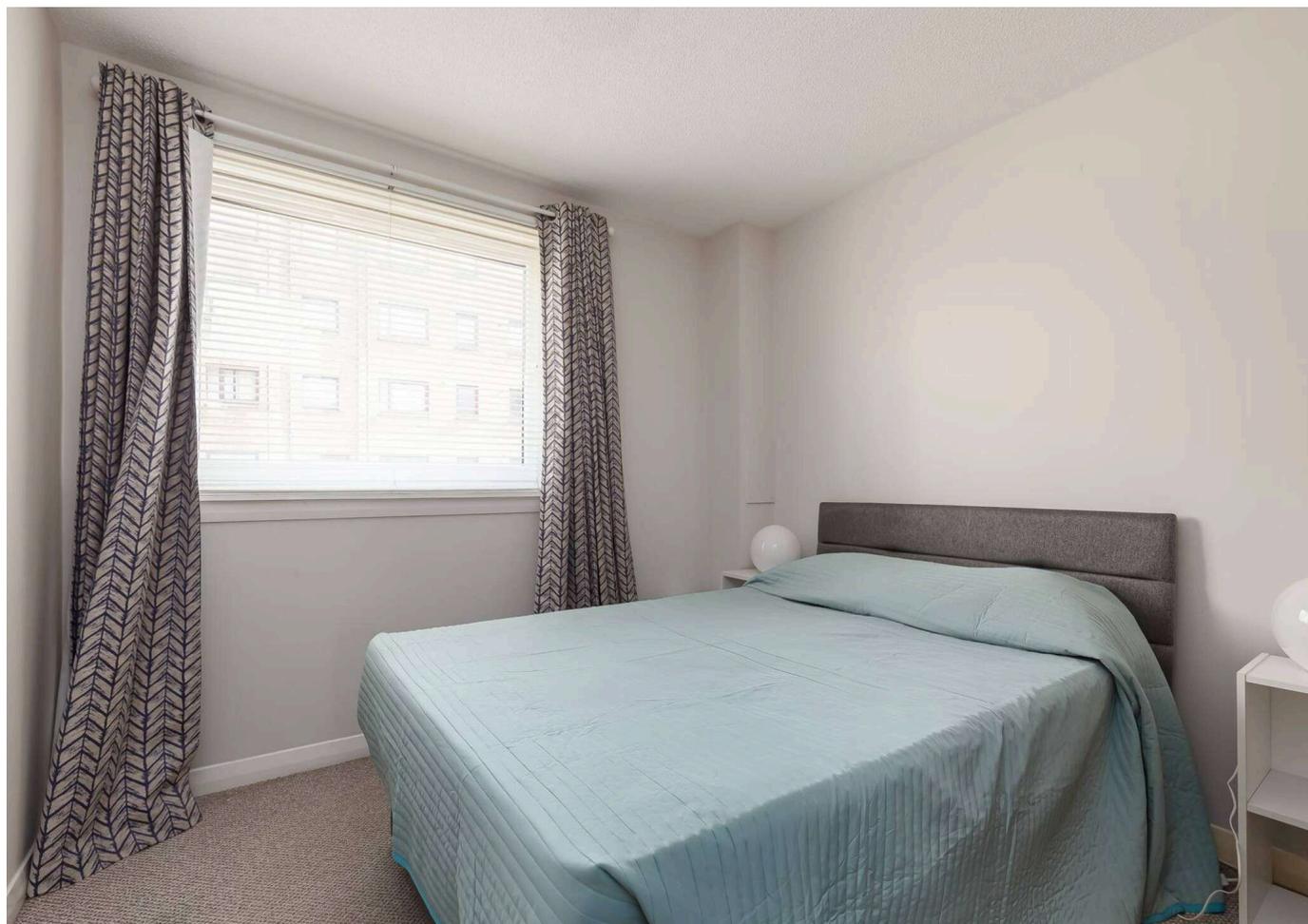
All fixed floor coverings, curtains, light fittings, and kitchen appliances are included in the sale. The furniture is available by separate negotiation.

Council tax

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

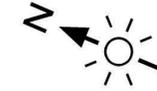
Residents association

Holyrood View Residents Association arrange maintenance of the common areas and there is an annual fee of £100 with an additional £40 for the parking permit.

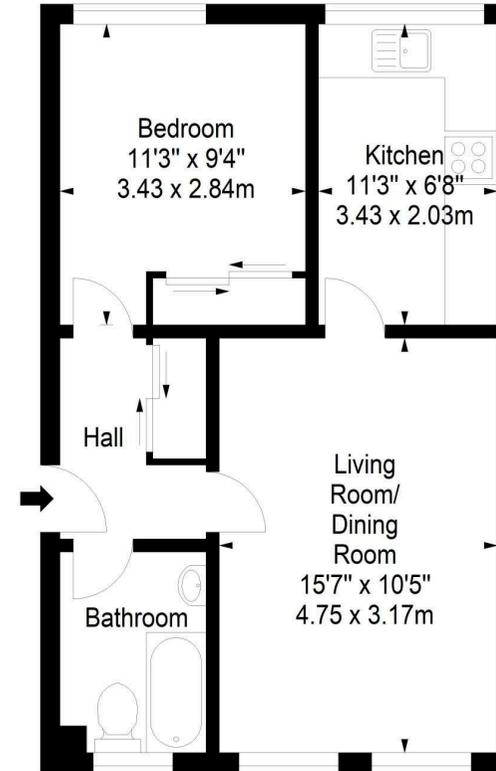




Cowan's Close,
Edinburgh,
Midlothian, EH8 9HF



Approx. Gross Internal Area
450 Sq Ft - 41.81 Sq M
For identification only. Not to scale.
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Ground Floor

DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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