

**12/2 Cowan Road  
Edinburgh EH11 1RQ**

**Offers Over £340,000**

- Bay window lounge with gas fireplace
- Breakfasting kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, breakfast bar and appliances included in sale
- Three double bedrooms
- Bathroom fitted with three-piece suite and mains shower over bath
- Gas central heating and double glazing throughout
- Communal garden
- Residents on-street parking



## Flat

Blair Cadell are delighted to bring to market this superb three bed flat in the heart of Shandon. With superb living space and access to local amenities, the property will appeal to many and must be viewed.

The accomodation comprises of a large bay window lounge with a gas fireplace making it the perfect place for relaxing with friends and family. Breakfasting kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven, breakfast bar perfect for meals on the go and appliances which are included in the sale. There are three double bedrooms with the master featuring a fantastic bay window which overlooks the Shandon colonies and all feature wardrobes which are included in the sale. A large bathroom fitted with a three-piece suite and mains shower over the bath. The hallway has three storage cupboards offering plenty of useful storage space. There is gas central heating and double glazing throughout for maximum efficiency. A well kept communal garden to the rear of the property 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.

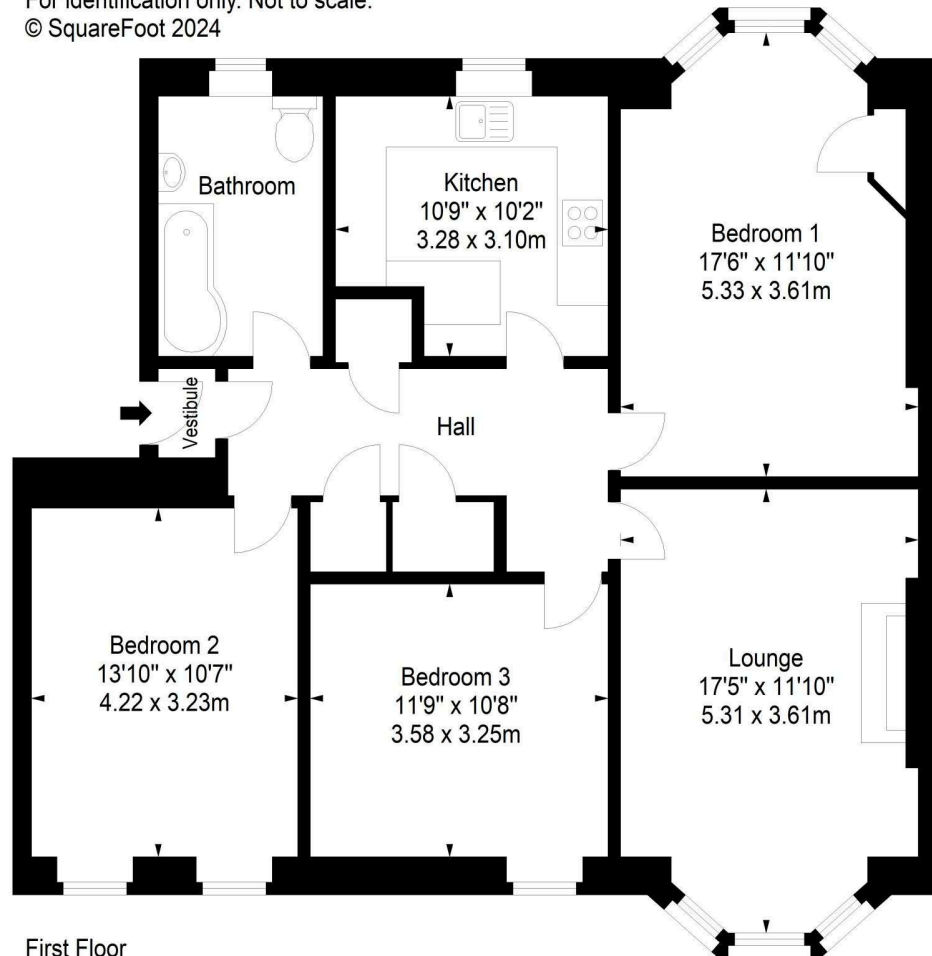
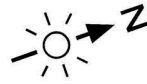
**Viewing by appointment 0131 337 1800**



Cowan Road,  
Edinburgh,  
Midlothian, EH11 1RQ



Approx. Gross Internal Area  
1009 Sq Ft - 93.74 Sq M  
For identification only. Not to scale.  
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