

**17 Cowan Road
Edinburgh EH11 1RL**

Offers Over £400,000

- Living room/dining room with French doors to garden
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances included in sale
- Second living room/third bedroom with decorative fireplace
- Two double bedrooms
- Bathroom fitted with three-piece suite and mains shower over bath
- Gas central heating and double glazing
- Private back garden with shed
- Off-street parking via driveway



Terraced

Blair Cadell are delighted to bring to market this stunning three bedroom terraced house in the heart of Shandon. Superbly finished throughout, the property is in turn key condition and would be perfect for a range of different purchasers and must be viewed.

The accomodation comprises of a lovely lounge featuring a decorative fireplace that could also easily be used as a third bedroom. Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances included in the sale. A second living room/dining room with French doors offering direct access to the back garden making it ideal for hosting friends and family. On the first floor the landing offers access to the attic and there are two double bedrooms that both have access to eaves storage. A family bathroom fitted with a three-piece suite and mains shower over the bath. The hallway has two large cupboards offering plenty of useful storage space. There is gas central heating and double glazing throughout for maximum efficiency. A beautiful private back garden that is perfect for hosting barbeques in the summer months and also has a useful garden shed. Off-street parking is also available via the driveway.

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

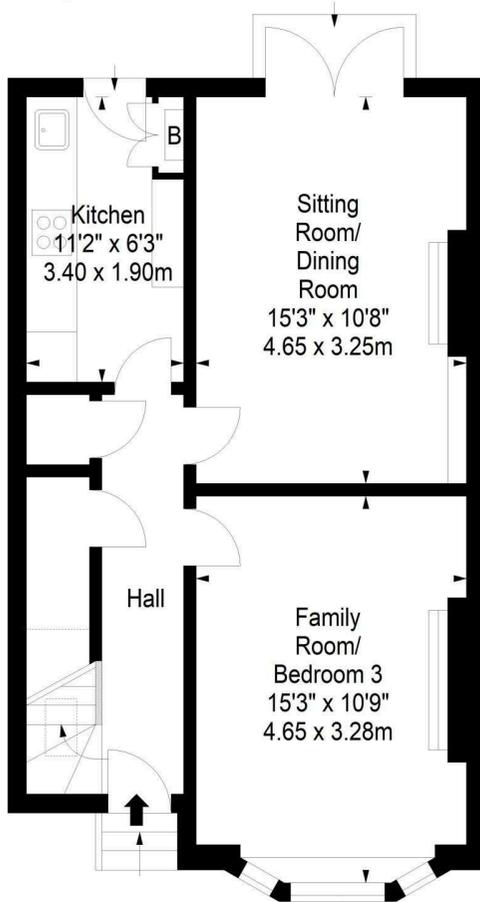
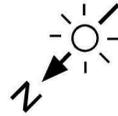




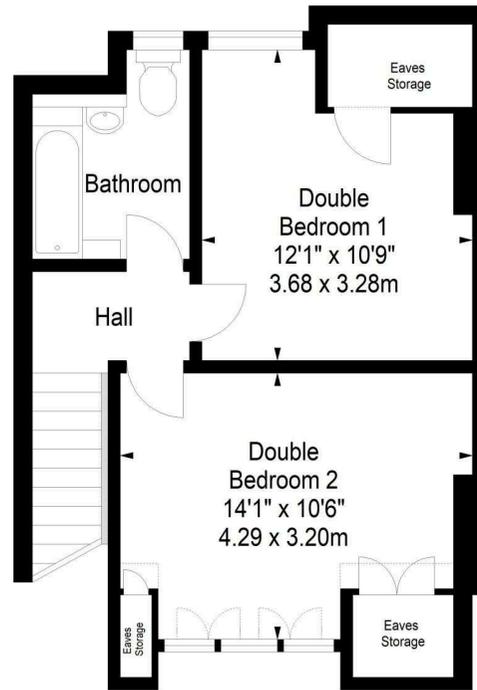
Cowan Road,
Edinburgh, EH11 1RL



Approx. Gross Internal Area
909 Sq Ft - 84.45 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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