



9/7 Cowgill Gardens, Edinburgh, EH16 6FP

Impressive two-bedroom first floor flat with private balcony, lift and residents parking

URQUHARTS
EDINBURGH



DESCRIPTION

9/7 Cowgill Gardens is an impressive two-bedroom first floor flat forming part of a well-established modern development with private balcony overlooking the landscaped communal garden grounds, lift to all floors and residents parking. The property is superbly situated in the popular Liberton area with excellent local amenities and public transport links, and would suit a range of buyers including first time buyers, professionals, downsizers, investors or as a pied-à-terre

Welcoming entrance hall with storage cupboards; bright and spacious open plan living room / dining room / kitchen with access to a private balcony overlooking the communal grounds; modern fitted kitchen with wall & base units and integrated appliances; two good-sized double bedrooms, one with en-suite shower room; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / dining room / kitchen. Two double bedrooms (one with en-suite shower room). Bathroom.

Gas central heating. Double glazing. Well-maintained landscaped communal garden grounds. Unallocated residents parking. Communal bike store. The development is factored by Trinity Factors and there is an approx. monthly fee £100 for the upkeep of the communal areas (including common buildings insurance).

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

Liberton is a popular residential area which lies approximately three miles southeast of the city centre. Local shops and services cater for everyday needs, and a short drive away there is Cameron Toll Shopping Centre with a range of shops and a Sainsbury's supermarket, and Straiton Retail Park with a variety of larger retail shops including Marks & Spencer Food Hall. Recreational facilities include Blackford Hill and the Hermitage of Braid for lovely walks, Gracemount Leisure Centre with pool and fitness complex, The Braid Hill Golf Course and driving range, Liberton Golf Course, Craigmillar Park Golf Club and Tower Farm Riding Stables. The Royal Infirmary of Edinburgh is also within easy reach. Regular buses run to and from the city centre and surrounding areas, and the City Bypass can be easily reached giving quick access to the main motorway network, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing. Catchment schools include Liberton Primary and High School and St Catherine's RC Primary and Holyrood RC High.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

The property has an Energy Rating Category B

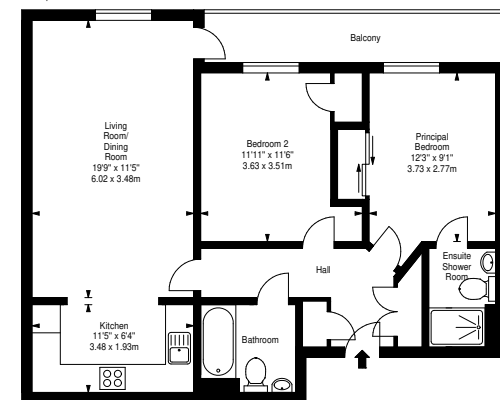
Tenure Freehold



Flat 7,
9 Cowgill Gardens,
Edinburgh,
Midlothian, EH16 6FP



Approx. Gross Internal Area
748 Sq Ft - 69.46 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor