



36/4 Cowan Road

Edinburgh, EH11 1RH



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97sqm

EPC

C

AS Anderson
Strathern

Property features

Presented in good order throughout, this generously proportioned two-bedroom second-floor flat forms part of a traditional tenement building in the popular Polwarth district of Edinburgh. Offering bright and spacious accommodation extending to approximately 97 sqm, the property combines attractive period proportions with a practical layout.

The accommodation comprises a welcoming central hallway with storage and access to all rooms. The impressive bay-windowed living room provides an excellent setting for both everyday living and entertaining. Located off the living room, the box room is ideally suited to home working, study or additional storage.

The dining kitchen is fitted with a range of wall and base units and offers ample space for a dining table and chairs, creating an ideal hub for modern living. A separate utility room adds further practicality. There are two well-proportioned double bedrooms, both offering flexible accommodation. Completing the accommodation is the bathroom, fitted with a white three-piece suite incorporating a bath with shower over, wash hand basin and WC.

Throughout, the property enjoys a wonderful sense of space, enhanced by its attractive period proportions and well-balanced layout.

Externally, the property benefits from access to a well-maintained communal rear garden. On-street permit and metered parking is available within the surrounding area (Zone S5).

- Generously proportioned second-floor tenement flat
- Two well-sized double bedrooms
- Large bay-windowed living room
- Spacious kitchen/dining room
- Useful box room/home office space
- Gas central heating
- Double glazing throughout
- Communal rear garden





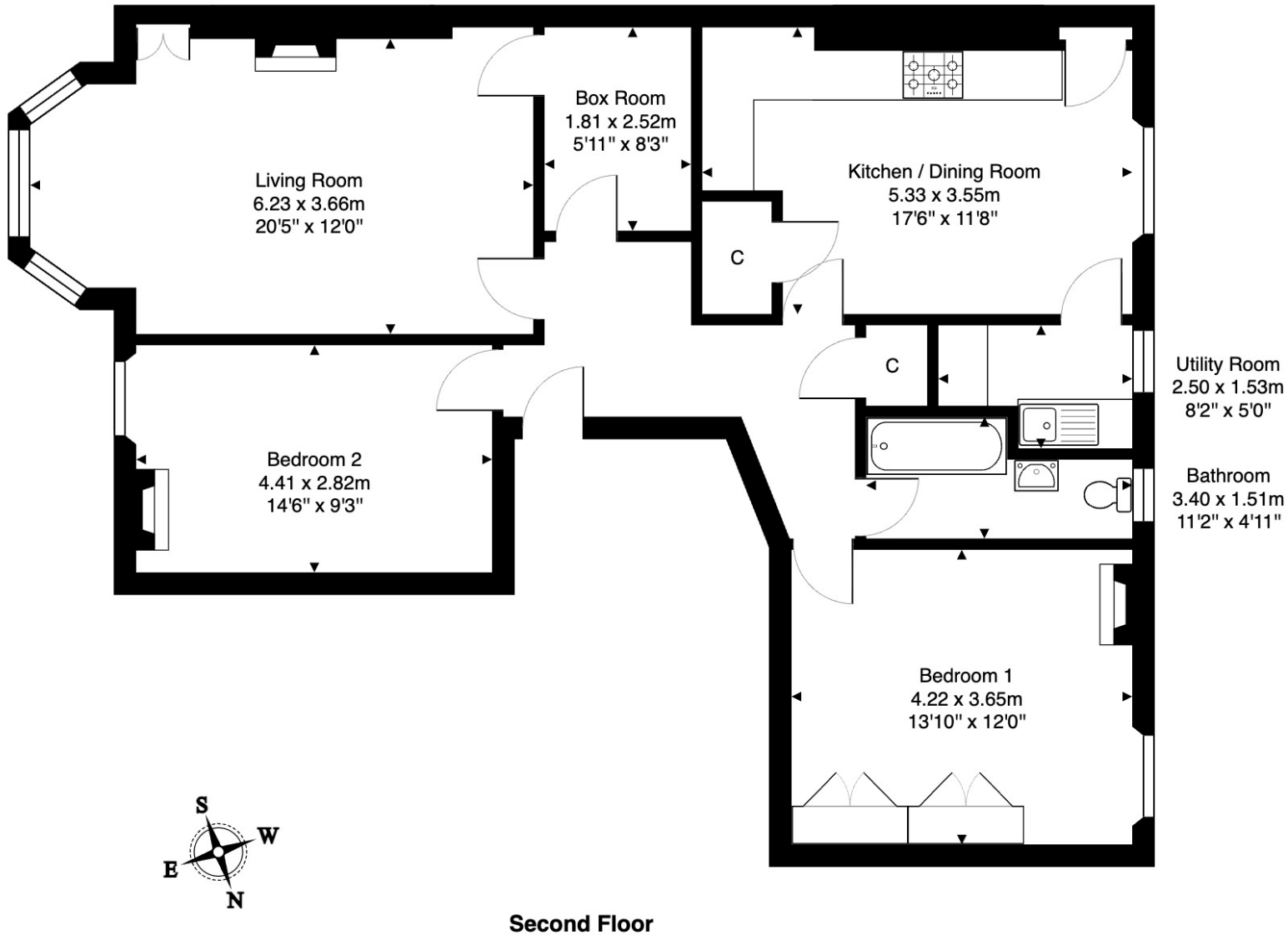


Location

Polwarth is a popular residential area lying approximately 2 miles south west of Edinburgh's city centre. Merchiston and nearby Bruntsfield provide an excellent selection of local amenities including; banks, delicatessens, a selection of well regarded bars and restaurants. The Union Canal Walkway provides access to an extensive walk and cycle network leading to the Water of Leith. Many pleasant walks may also be enjoyed in the Blackford, Craiglockhart, Braid and Pentland Hills. Within easy reach are Waverley and Haymarket Railway Stations and the Edinburgh city bypass allows quick access to Edinburgh International Airport and the central Scotland motorway network. Bus services to and from the city centre are also close to hand.



36/4 Cowan Road, Edinburgh, EH11 1RH



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band D

Common stair maintenance is arranged by Myreside Management at an approximate cost of £65 per annum. Garden maintenance and any communal repair works are managed on an ad hoc basis, with costs agreed and shared between the owners within the stair as required.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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