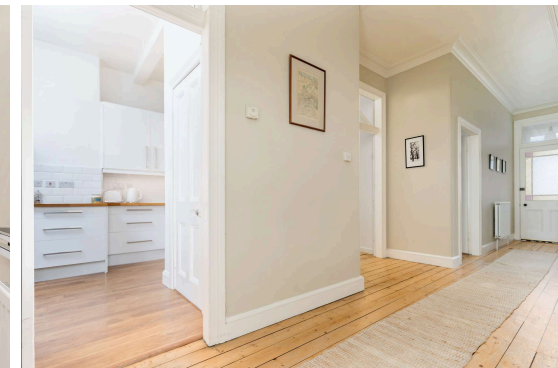
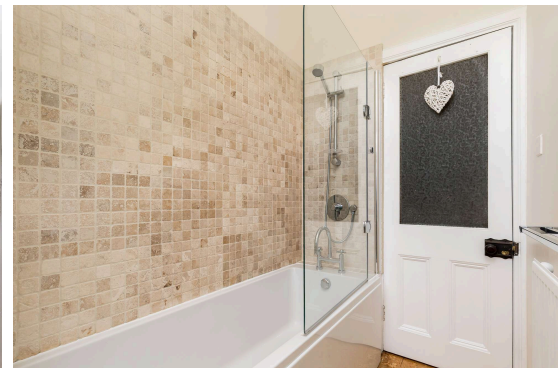
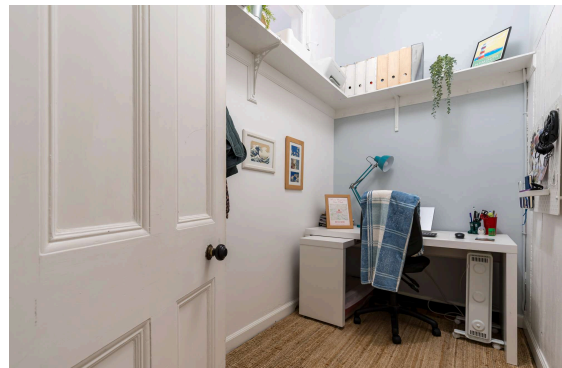
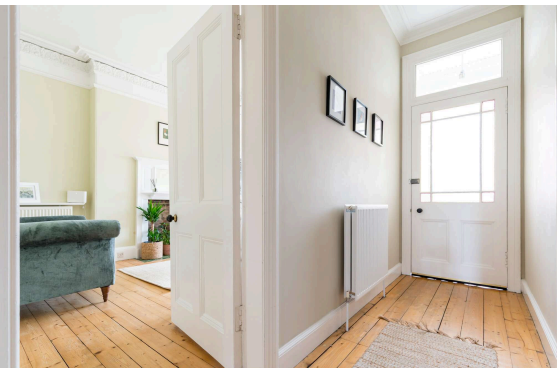


**40 Cowan Road
Edinburgh EH11 1RH**

Offers Over £430,000

- Main door tenement flat
- Two bed plus box room
- Bay windowed lounge with period features and fireplace
- Dining kitchen with French doors to private rear garden
- Family bathroom with three piece suite and shower over bath
- Two double bedrooms & versatile box room
- Private front and rear gardens
- On street residents parking

**Council Tax Band: E
Tenure: Freehold**



Exceptional two bed, 1 box room main door Flat

40 Cowan Road is an exceptional two-bed plus box room main door flat situated within the sought-after Shandon area of the city. Presented in true turnkey condition and ideally located just moments from excellent local amenities and transport links, this outstanding home offers superb convenience and style, making it perfectly suited to a wide range of buyers.

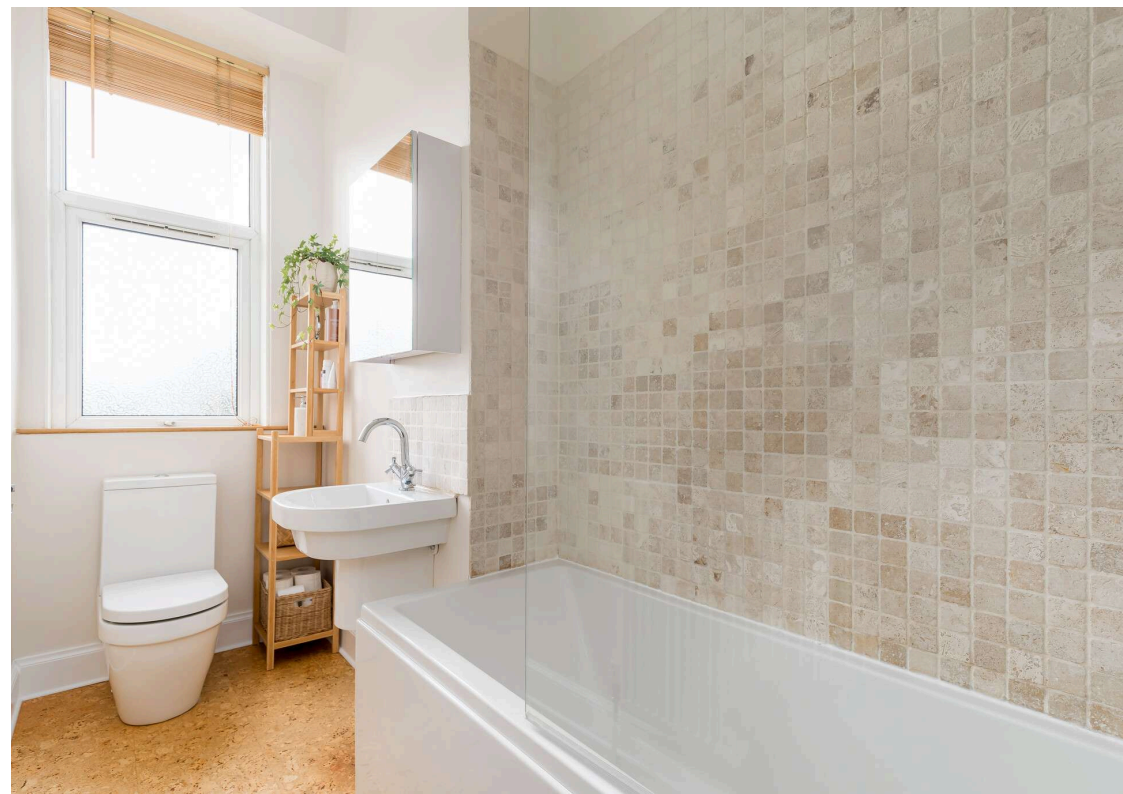
Accessed via its own private main door entrance, the accommodation opens into a bright and spacious entrance hallway with a useful storage cupboard, leading through to a stunning bay-windowed lounge. Elegant period features, including an Edinburgh press, ornate corning, and a feature fireplace, create a welcoming setting ideal for both relaxing and entertaining guests. The impressive dining kitchen is a true highlight of the home - a superb space for cooking, dining, and social gatherings. Thoughtfully presented to a high standard, it offers an excellent range of wall and floor-mounted storage units and a large pantry cupboard, along with a gas range cooker, integrated dishwasher, and integrated fridge. Two separate French doors provide direct access to the private rear garden, which features a decked area ideal for outdoor seating, summer dining, and entertaining in a relaxed, private setting. There are two well-proportioned double bedrooms, with the master bedroom further enhanced by modern shutters and decorative fireplace creating a stylish and peaceful retreat. In addition, there is a versatile box room that works perfectly as a home office/study or nursery. The luxurious bathroom boasts a stylish three-piece suite with a mains shower over bath. Further highlights include private front and rear gardens, on-street permit parking, gas central heating, and double-glazed windows ensuring excellent energy efficiency.

Located just 1.5 miles from Edinburgh city centre, Shandon is a highly desirable neighbourhood. Residents enjoy access to excellent outdoor spaces, including the scenic Union Canal and the much-loved Harrison Park ideal for walking, cycling, and family outings. Nearby Craiglockhart Sports & Tennis Centre offers extensive leisure facilities, while Fountain Park Leisure Complex provides entertainment with a cinema, gym, and a variety of restaurants.

For everyday needs, there is a great selection of nearby shops including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area also enjoys excellent transport connections, with numerous bus services providing easy access to the city centre and Haymarket, where local train and tram links are available. In addition, the city bypass is conveniently close, ensuring quick and straightforward travel around Edinburgh and beyond.

Viewing By appointment 0131 337 1800

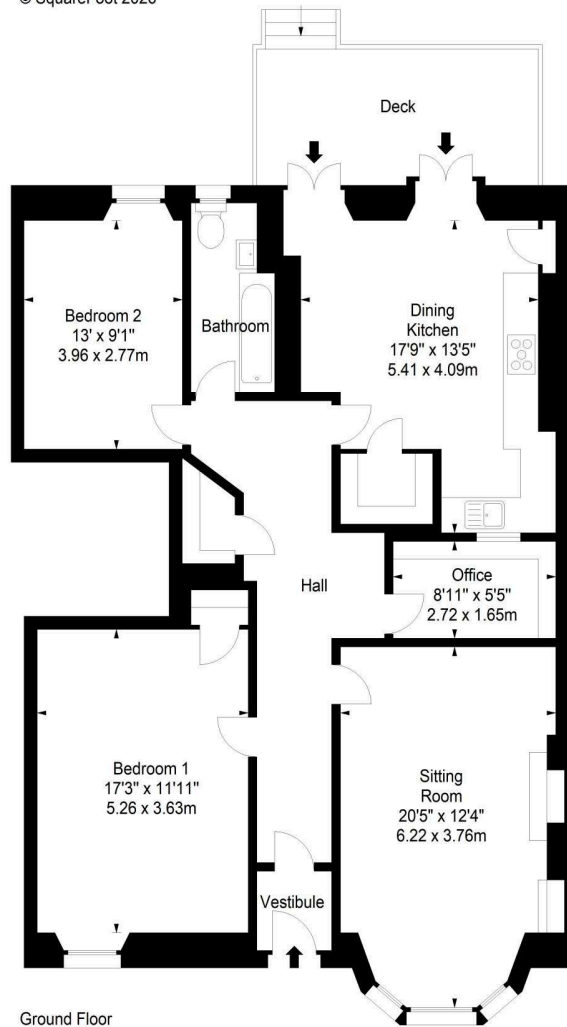
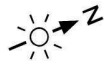




Cowan Road,
Edinburgh,
Midlothian, EH11 1RH



Approx. Gross Internal Area
1186 Sq Ft - 110.18 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



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