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Fixed Price

£255,000

9/3 Cowgill Gardens

Liberton | Edinburgh | EH16 6FP

This attractive two-bedroom ground floor flat is quietly positioned within a well-established modern development in the highly desirable residential area of Liberton. Offering a peaceful setting whilst remaining conveniently close to an excellent range of local amenities, transport links, and picturesque green spaces, the property is ideally suited to first-time buyers, professionals or downsizers.

- 2 Bedrooms
- 1 Public Room
- 2 Bathrooms
- Residents Parking
- Landscaped Communal Gardens
- EPC Rating – B
- Council Tax Band - E



Description





The accommodation is accessed via a welcoming hallway which leads to all principal rooms. The spacious reception room enjoys a pleasant leafy outlook to the rear and is finished with neutral décor and carpeting, creating a bright and comfortable living environment. There is ample space for both lounge and dining furniture, making it ideal for everyday living and entertaining. The living area flows seamlessly into the open-plan kitchen, which is fitted with a range of contemporary high-gloss wall and base units, complemented by tiled splashbacks. A selection of integrated appliances are included, comprising a fridge freezer, oven, hob, dishwasher, and extractor hood. There are two generously proportioned double bedrooms, both benefiting from built-in wardrobes which provide excellent storage solutions. The principal bedroom further benefits from a modern en-suite shower room, offering additional convenience and privacy. The main bathroom is fitted with a three-piece white suite and features a shower over the bath, together with attractive tiling to the surrounding splash areas.

The communal areas within the development are professionally managed by Trinity Factors at an approximate cost of £100 per month. This charge includes the maintenance of the communal grounds and buildings insurance.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the development is surrounded by well-maintained landscaped communal gardens, creating an attractive and welcoming environment for residents. Ample residents' parking is available, while a shared bicycle store provides additional practical storage facilities.

Viewing

By appointment through Neilsons (0131 625 2222).









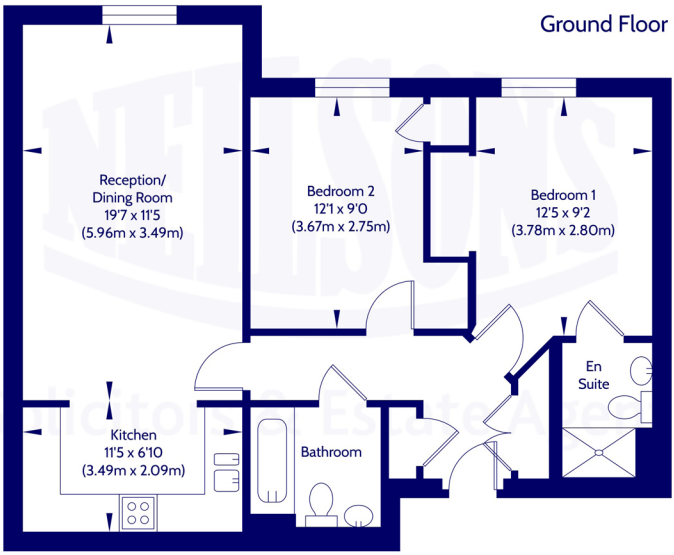
Location





Liberton is an established and much sought after residential district to the south of Edinburgh's city centre with ample local shops and services to provide for day to day needs. Close by, The Cameron Toll Shopping Centre offers Sainsbury and Aldi supermarkets along with a gym and a good selection of high street named stores and Straiton Retail Park is a short drive away. Local schooling is available from nursery to secondary level with many of Edinburgh's private schools also within easy reach, as is The University of Edinburgh King's Buildings complex and the main university campus. The area is extremely well serviced by public transport services linking the city centre and surrounding areas and for the commuter, the Edinburgh City Bypass is close at hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Leisure and recreation facilities within the vicinity include the Royal Commonwealth Swimming Pool, Hillend Ski Centre, Gracemount Leisure Centre and Pool and many beautiful walks in the surrounding Braid and Pentland Hills, Blackford Hill and the Royal Observatory.

Approx. Gross Internal Floor Area 69 Sq M / 745 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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