

4, 9 Cowgill Gardens

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*Beautifully Finished Two-Bedroom Ground-Floor,
Corner, Dual-Aspect Flat In Liberton*



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McEwan Fraser Legal is delighted to present this modern, beautifully finished two-bedroom flat, set within a well-maintained residential block in a quiet, sought-after area of Edinburgh. Upon entering, you're welcomed into a bright and airy hallway, freshly carpeted and painted white to enhance the sense of space and light throughout the home.

THE LIVING ROOM/KITCHEN



The heart of the flat is the spacious open-plan living room and kitchen area. Decorated in neutral tones, the room feels both modern and inviting. Large, beautiful windows flood the space with natural light, offering picturesque views of the communal gardens and bringing a touch of nature indoors. Built-in shutters provide both style and privacy.



The newly finished kitchen boasts glossy neutral units, complemented by feature lighting that adds an exclusive, high-end feel. Ample built-in storage keeps the space sleek, while a combination gas cooker and double oven cater perfectly to home cooks.





Both bedrooms are generously sized. The primary bedroom is a bright double with built-in mirrored wardrobes, Venetian blinds, and a modern en-suite featuring a large walk-in shower with sliding doors, white tiles, and a towel radiator. The second bedroom is currently arranged as a single but can easily accommodate a double bed or be transformed into a home office.

The main bathroom has a bath with shower overhead, white tiling, and a large mirror that enhances the room's brightness and sense of space.

THE BATHROOM



BEDROOM 1



a modern en-suite featuring a large walk-in shower with sliding doors, white tiles, and a towel radiator



BEDROOM 2



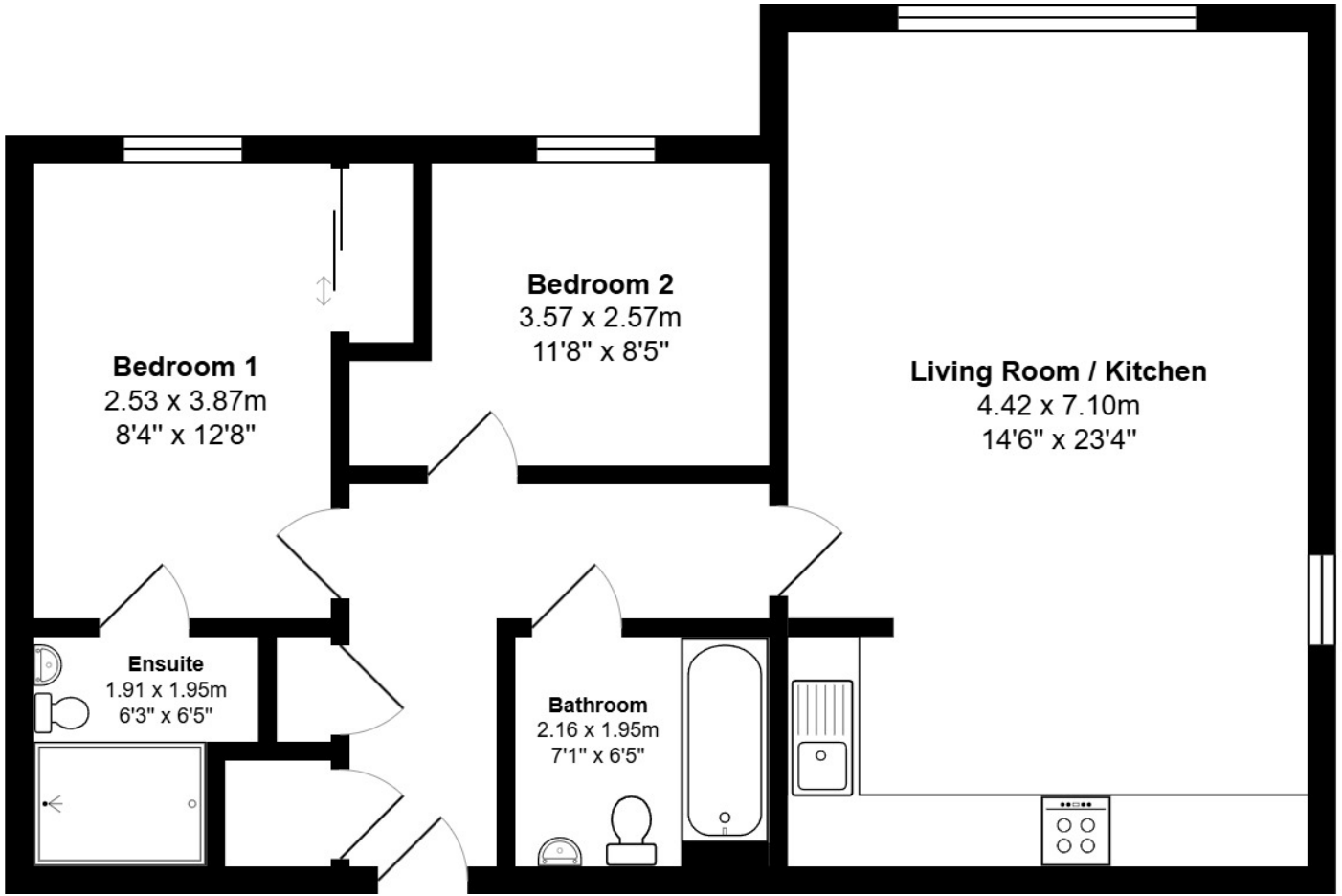
Residents can enjoy access to well-maintained communal outdoor spaces, perfect for socialising in the warmer months. The property also benefits from residential parking.

Situated in the desirable residential area of Cowgill Gardens which runs adjacent to the beautiful Liberton Park with views of Edinburgh Castle, this flat offers the perfect balance of peaceful living while being within easy reach of Edinburgh's city centre. The area boasts excellent local amenities, including shops, cafes, and parks, with great public transport. Nearby Stanedykehead and Seven Acre Park are popular areas for dogwalkers and families. Families will also appreciate the proximity to reputable schools.

EXTERNALS

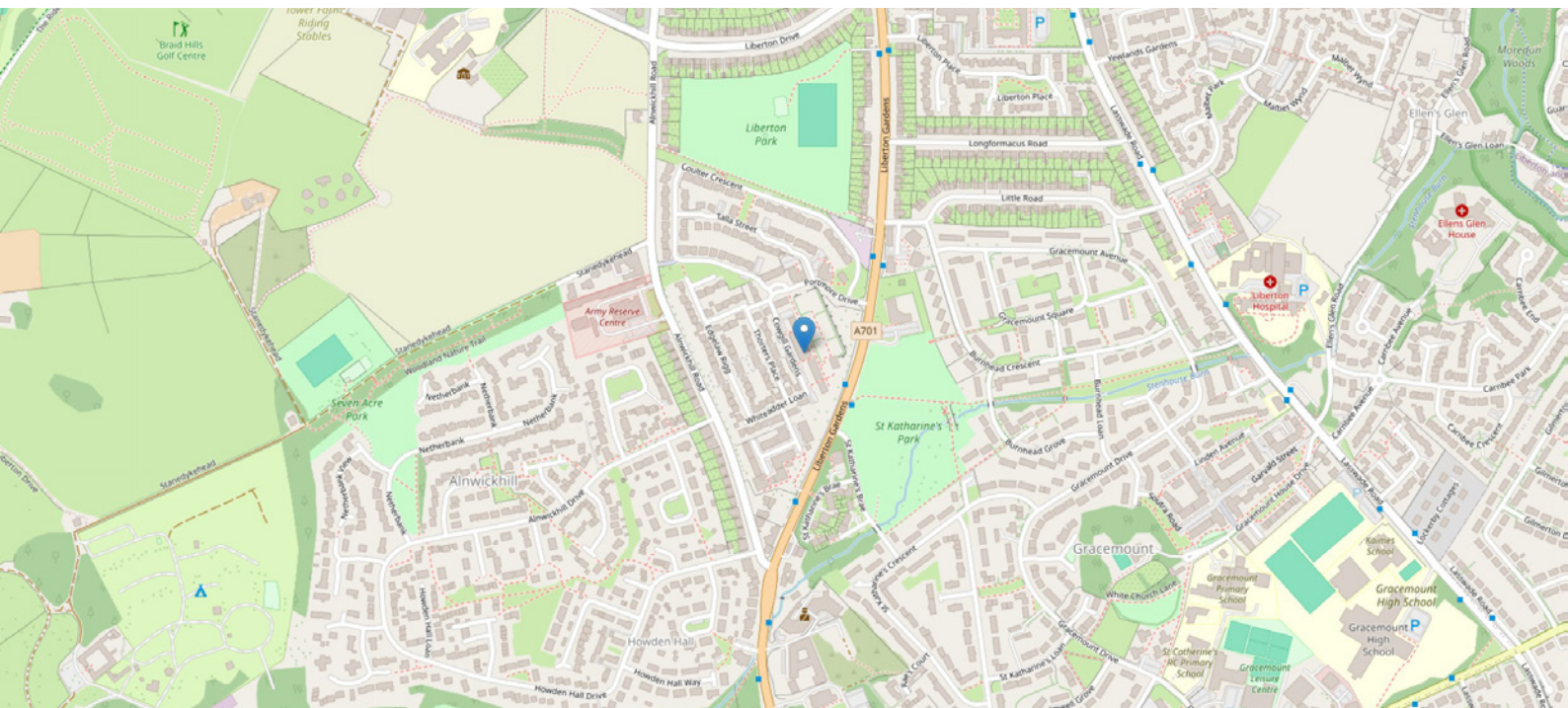


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 71m² | EPC Rating: B



THE LOCATION

Liberton is a sought-after residential area lying to the south of the city centre. Local services include a Post Office, chemist, corner shop, florist, newsagents and wine shop. Both the Cameron Toll Shopping Centre and Straiton Park with its variety of stores are a short car journey away.





There are nurseries, primary and secondary schools within easy access and many independent schools which are easily accessible by bus. The Kings Buildings campus of Edinburgh University is within walking distance. The Edinburgh Royal Infirmary is located in Little France just a short car journey away. This area is well served by public transport giving easy access to the many recreational, cultural and educational venues and it is particularly convenient for easy access to the city by-pass and thereon to the Scottish motorway network, the A1 and Edinburgh International Airport.

Recreational facilities include many delightful walks around Blackford Hill (which affords superb panoramic views across the whole city in every direction). The Hermitage, which is a lovely walk along the Braidburn through woods, ends up near Morningside and the Braid Hills. Edinburgh is famous for its many golf courses and three of them, Liberton Golf Course, Craigmillar Park Golf Course and the Braid Hills public golf course are in the area.




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