

**56 Briarbank Terrace
Edinburgh EH11 1ST**

Offers Over £410,000

- Beautiful bay window lounge featuring ornate cornice, centre rose, working shutters and log burner
- Kitchen/diner fitted with a range of floor and wall mounted units, induction hob and electric oven, large pantry cupboard and French doors to back garden
- Two double bedrooms with master featuring fitted wardrobes
- Immaculate shower room fitted with two-piece suite and mains walk in shower featuring rainwater showerhead
- Gas central heating
- Stunning gardens to front and rear of property
- Residents permit parking

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: £0

Shared Ownership: N



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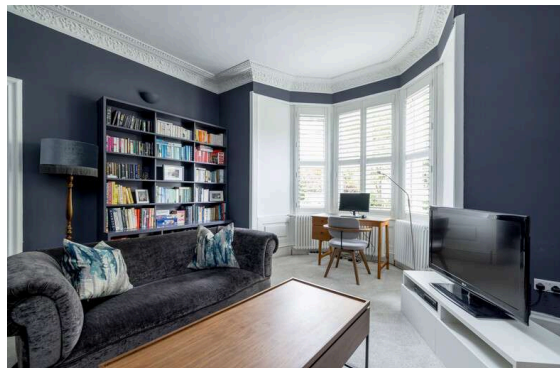
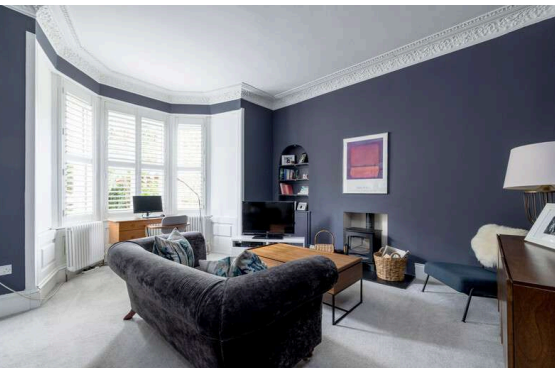
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EPC D



Flat

Blair Cadell is delighted to present this rarely available traditional lower colony flat, located in the heart of the Shandon Conservation Area. The property has been finished to the highest standards throughout and is in true turn-key condition and must be viewed to be fully appreciated.

The accommodation comprises an entrance vestibule with the original tiled floor, and a welcoming hallway with stunning herringbone wood flooring. The elegant bay window lounge offers a log burning stove, ornate cornice, ceiling rose, an Edinburgh press, and working shutters creating the perfect space for entertaining. The stylish recently fitted kitchen/diner is well-appointed with an induction hob, electric oven, a variety of floor and wall-mounted units, integrated appliances, large pantry cupboard and French doors that offer direct access to the back garden making it the perfect space for hosting and floods the room with natural light. There are two spacious double bedrooms, both featuring working window shutters, and the master featuring a large built in wardrobe offering plenty of useful storage space. The luxurious bathroom includes a modern two-piece suite and a mains-powered walk in shower featuring a fantastic rainwater shower head. Additionally, a utility area provides integrated appliances and extra storage. The property benefits from gas central heating, double-glazed windows, and beautifully kept generous private gardens to both the front and rear. The south-facing rear garden features a lawn and patio area and a water feature making it perfect for summer barbeques. Residents also enjoy on-street permit parking.

Shandon is a sought-after area just 1.5 miles from Edinburgh city centre, with frequent bus services nearby. The city bypass is a short drive away, providing access to the International Airport and the M8/9/90 motorway network. The area is well-served by excellent public and private schools, including Craiglockhart Primary, Boroughmuir, and George Watson's College. Nearby shopping options include Edinburgh West Retail Park, 24-hour ASDA, Sainsbury's, Lidl, and Aldi. For recreation, residents can enjoy Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers restaurants, a cinema, and a Nuffield Health Centre.

Viewing by appointment on 0131 337 1800

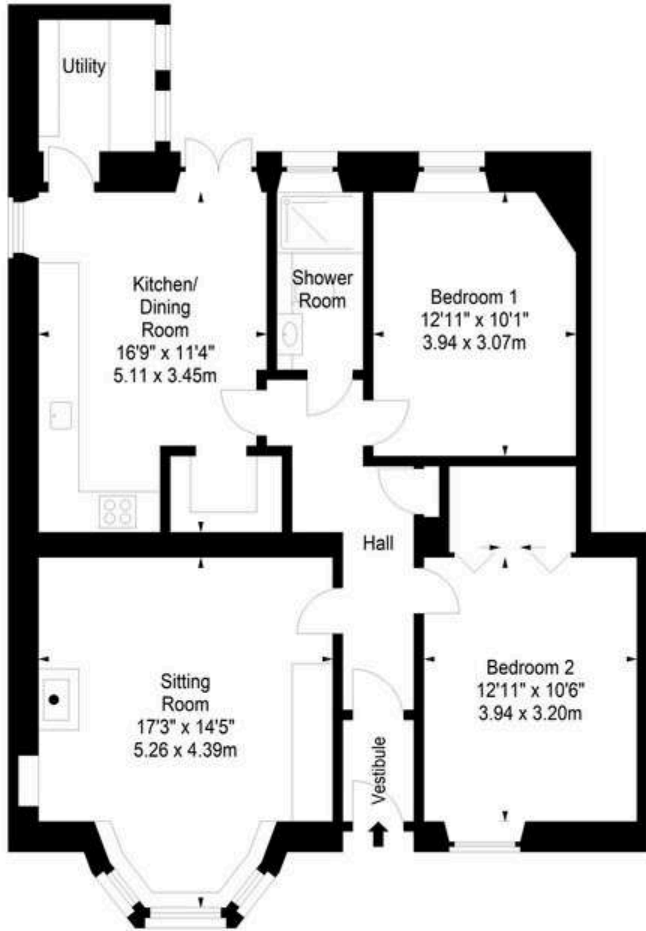




Briarbank Terrace,
Edinburgh,
Midlothian, EH11 1ST



Approx. Gross Internal Area
945 Sq Ft - 87.79 Sq M
For identification only. Not to scale.
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Ground Floor



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