

**45 Briarbank Terrace
Edinburgh EH11 1ST**

Offers Over £325,000

- Beautiful bay window lounge/master bedroom featuring ornate cornice, decorative fireplace and working shutters on windows
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included
- Living/dining room
- Second double bedroom
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Private garden to front and rear
- On-street parking

Council Tax Band: D

Tenure: Freehold

Shared Ownership: No



Lower Flat

This charming traditional lower colony flat, nestled in the heart of the sought-after Shandon conservation area is a beautifully maintained property retaining a wealth of original period features, including exquisite ornate cornicing and working shutters, making it an ideal home for a first-time buyer or those looking to downsize.

The accommodation boasts a stunning bay-windowed living room, complete with elegant cornicing, a decorative ceiling rose, decorative fireplace and working shutters—perfect for unwinding in the evenings but could also serve as a large master bedroom. A spacious dining/ living room, featuring direct access to the garden, offers a versatile space for entertaining or relaxing and a large pantry cupboard offering additional storage space. The well-equipped galley kitchen features a range of floor and wall mounted units includes a gas hob, electric oven, and essential white goods (included in the sale). To the rear of the property is a large double bedroom with working shutters. The stylish three-piece bathroom benefits from a mains-powered shower over the bath. The property is efficiently heated throughout with gas central heating. Externally, the home enjoys delightful private gardens to both the front and rear. The rear garden offers a large paved area perfect for summer barbeques, and includes a garden shed for valuable storage. On-street residents' parking is also available. Please Note: no warranties given for systems.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary, Boroughmuir and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores and Waitrose/Margiotta food store just 300 yards walk from the property. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well as well as two local coffee shops less than a 5 minute walk from property.

Viewing by appointment on 0131 337 1800

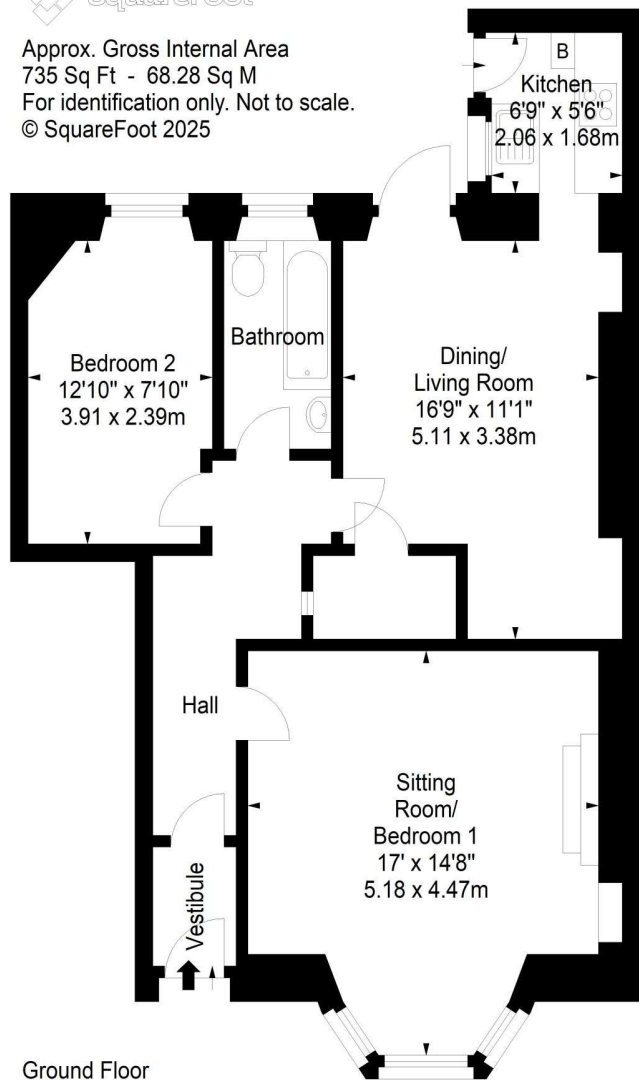




**Briarbank Terrace,
Edinburgh,
Midlothian, EH11 1ST**



Approx. Gross Internal Area
735 Sq Ft - 68.28 Sq M
For identification only. Not to scale.
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Ground Floor



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