

**22 Briarbank Terrace
Edinburgh EH11 1SU**

Offers Over £515,000

- Beautiful four bed double upper
- Sought after location
- Bay windowed lounge
- Dining kitchen with utility
- Shower room plus family bathroom
- Study/office area
- Double glazing & Gas central heating
- Private rear garden & Permit parking

Council Tax Band: E

Tenure: Freehold

Monthly Service Charge: N

Shared Ownership: N



1



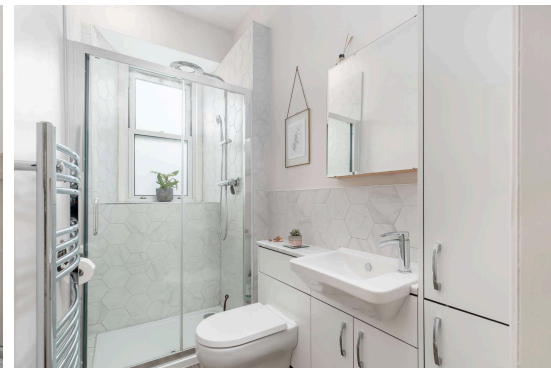
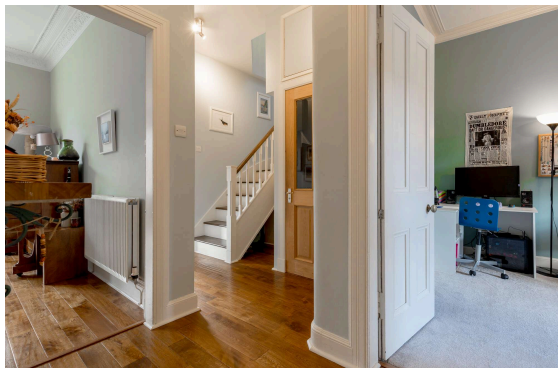
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EPC C



Double Upper Flat

22 Briarbank Terrace is a charming four bed double upper colony situated within the highly sought after Shandon area of the city. This four-bedroom property combines elegant period features with modern comforts all just moments from excellent local amenities, schools, the green space of Harrison Park and the union canal all within easy reach. In walk in condition throughout this property presents an excellent opportunity to acquire a beautiful home in a sought-after location. Early viewing highly recommended.

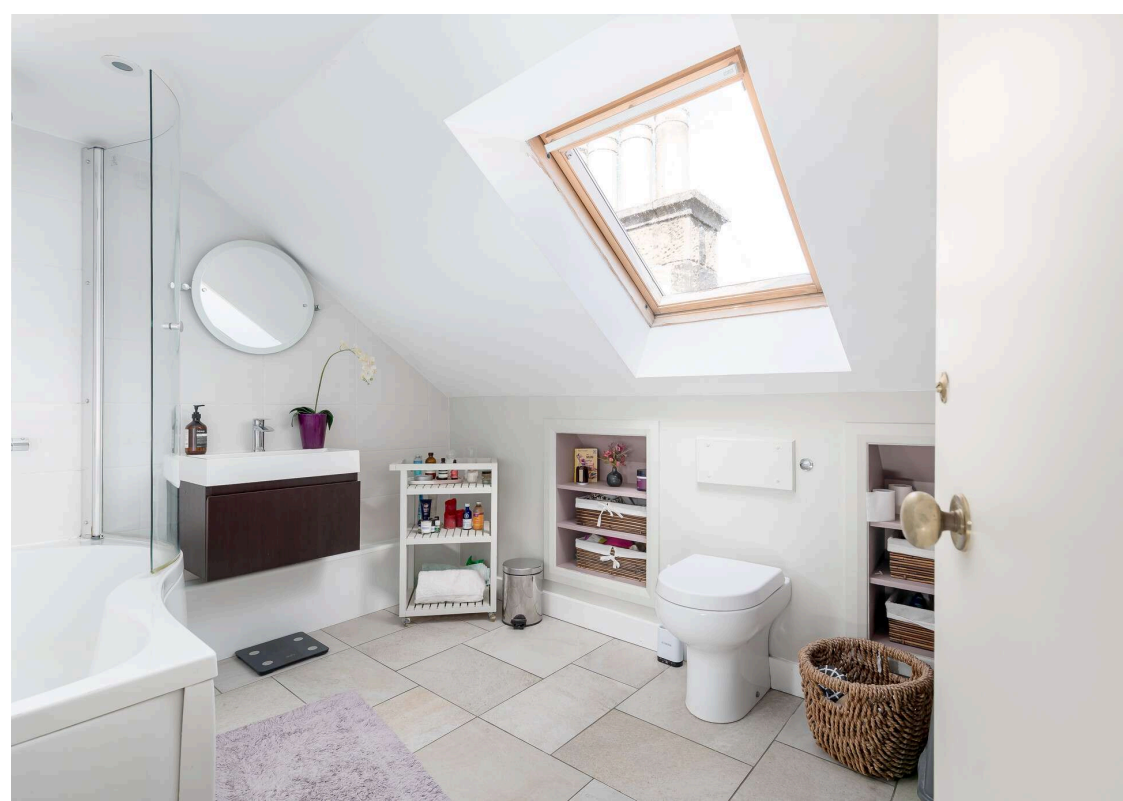
The property offers spacious and well-presented accommodation arranged over two levels. Upon entry, a welcoming vestibule with stairs leads to a bright and airy hallway, complete with overhead storage. The elegant bay-windowed lounge is rich in period charm, featuring ornate cornicing, a decorative ceiling rose, and a wood-burning stove—perfect for creating a cosy, inviting space to relax with family and friends. The spacious kitchen/diner is fitted with a range of stylish floor and wall-mounted units, solid wood worktops, a range cooker with gas hob and integrated dishwasher, and offers ample space for dining and entertaining. Adjacent to the kitchen, the utility room which provides additional practical storage. There are four well proportioned bedrooms spread across both floors. The upper landing also features a versatile study/office area providing ideal space for home working and studying, built-in eaves storage provides additional useful storage. The modern first-floor shower room includes a sleek two-piece suite and a walk-in rainwater shower. On the upper level, the family bathroom boasts a three-piece suite with a rainwater shower over the bath.

Additional highlights include gas central heating and double glazing throughout. To the rear, a private garden with a lovely decking area acts as a fantastic sun trap perfect for relaxing and entertaining. A useful coal store is located at basement level, and on-street permit parking is available.

Shandon is a highly desirable location, just 1.5 miles from the city center, which is easily accessible via a frequent bus service nearby. The city bypass is a short drive away, providing quick access to the International Airport and the M8/9/90 motorway network.

The area is well-served by both public and private schools, including the popular Craiglockhart Primary and George Watson's College. Shopping facilities include the Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's Superstore, and Lidl and Aldi stores. For leisure and recreation, residents can take advantage of the nearby green spaces at Harrison Park and the scenic Union Canal. Additionally, Craiglockhart Sports and Tennis Centre offers excellent sporting facilities, while Fountain Park Leisure Complex features a diverse range of restaurants, a cinema, and a modern Nuffield Health Centre.

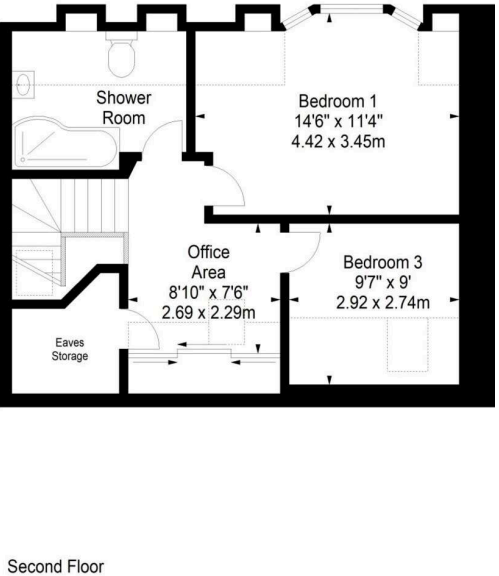
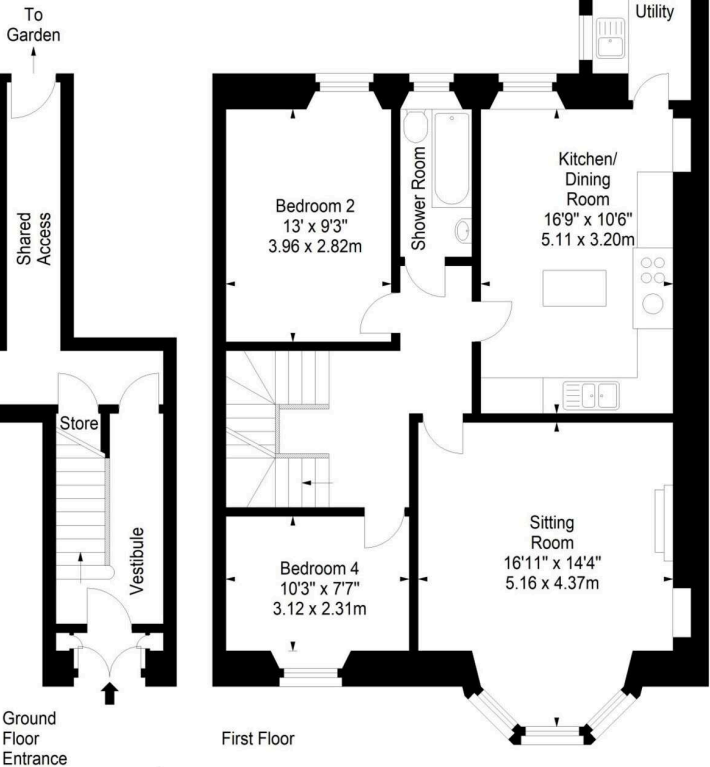




Briarbank Terrace,
Edinburgh,
Midlothian, EH11 1SU



Approx. Gross Internal Area
1459 Sq Ft - 135.54 Sq M
(Including Store & Eaves Storage)
For identification only. Not to scale.
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