

27 BRIARBANK TERRACE
SHANDON, EDINBURGH, EH11 1SU

CURRAN & CO
PROPERTY



27 BRIARBANK TERRACE SHANDON, EDINBURGH, EH11 1SU

OFFERS OVER £540,000



'Presented in true move-in condition throughout, the property benefits from main door access, a private rear garden, and a wealth of period features'

- Main Door Double Upper Colony Flat
- Quiet Cul-De-Sac within Shandon Conservation
- Elegant Period Features Throughout
- Impressive Bay-Windowed Living Room
- Dining Kitchen with Separate Utility Room
- Four Bedrooms (One with Walk-In Wardrobe)
- Recently Replaced Bespoke Sash & Case Windows
- Private Rear Garden & Zoned Permit Parking



Description

Nestled at the end of a charming, quiet cul-de-sac, 27 Briarbank Terrace is an immaculately presented and exceptionally spacious double upper colony flat, forming part of the sought-after Shandon Conservation Area. Presented in true move-in condition throughout, the property benefits from main door access, a private rear garden, and a wealth of period features.

Entered via a private gated path and front garden, the accommodation comprises: entrance vestibule opening into the ground floor hall, from which the rear garden can be accessed via a shared passageway with private storage cupboard; staircase leading to the first-floor landing with storage cupboard off; impressive living room featuring an open fire, bay window, ornate cornicing, and an Edinburgh press cupboard; modern dining kitchen fitted with contemporary units, tiled splashback, solid wood worktops treated with

'Rustins' for low maintenance, Belfast sink, range cooker with extractor hood, integrated dishwasher, and freestanding fridge; useful utility room with freestanding washer dryer, Belfast sink, and Edinburgh pulley; three well-proportioned double bedrooms, one of which features a cast iron fireplace; bathroom with tiled floor and Japanese sitting bath with overhead shower; staircase leading to the second-floor landing, currently utilised as a home office space, with a Velux window providing excellent natural light; generous principal bedroom with dormer and Velux windows, and a large walk-in wardrobe; and a family-sized bathroom with Velux window, access to eaves storage, freestanding bath, and glass quadrant shower enclosure.

Additional features of the property include gas central heating, underfloor heating in bedroom one and the family-sized bathroom on the second floor; recently replaced (2025) bespoke double-glazed timber-framed sash

and case windows compliant with conservation area requirements, along with stripped original wood flooring and doors.

Externally, the private rear garden is laid to lawn with paved path, patio area, and garden shed. To the front, there is a private garden with space for bin storage, as well as zoned permit parking.

Extras

Extras to be included in the sale are all curtains and blinds, integrated and freestanding kitchen appliances, and garden shed.

EPC Rating

The energy efficiency rating of this property is band C.

Council Tax

This property is subject to council tax band E.







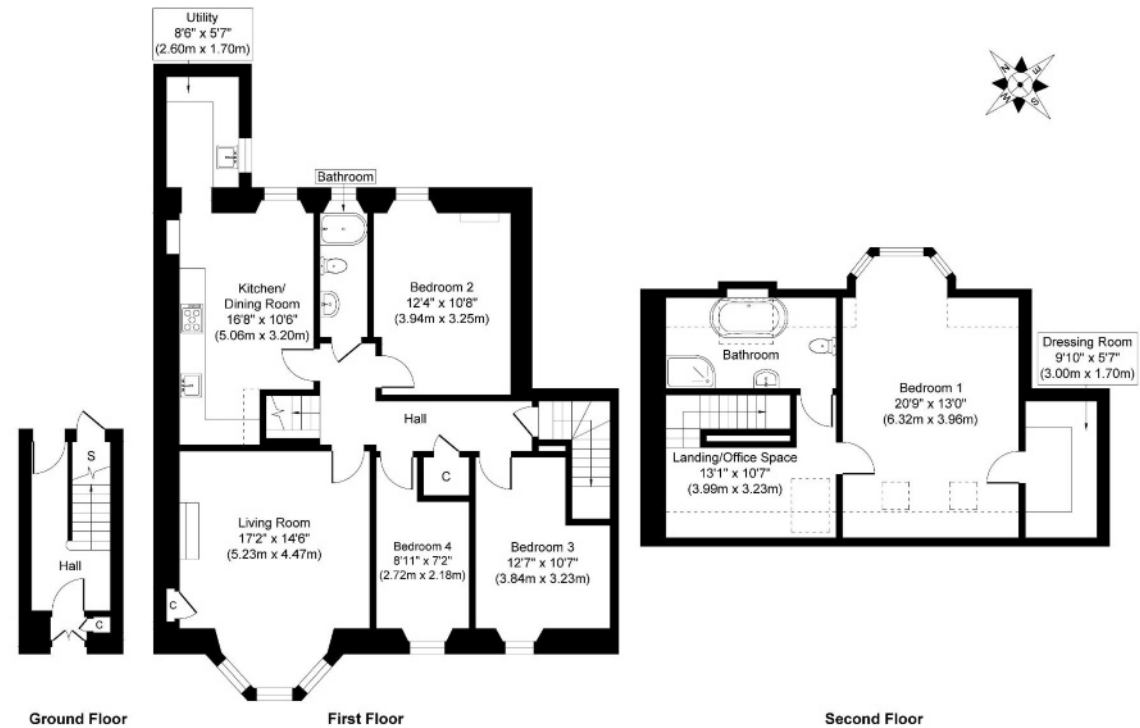
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Approx. Gross Internal Floor Area 1658 sq. ft / 154.00 sq. m

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.