

**33 Briarbank Terrace  
Edinburgh EH11 1SU**

**Offers over £330,000**

- Charming 1 bed colony
- Bay windowed lounge with period features
- Dining kitchen with utility
- Double bedroom
- Luxurious bathroom with shower over bath
- Double glazing and gas central heating
- Private front & Rear gardens
- Residents permit parking

**Council Tax Band: D**

**Tenure: Freehold**

**Annual Service Charge: N**



## Charming 1 bed lower colony

Blair Cadell are delighted to present this charming 1 bed, lower colony flat situated within the highly sought-after Shandon colonies. Beautifully presented and with period features throughout the property enjoys a peaceful yet well-connected setting, making it an appealing choice for a variety of buyers seeking characterful accommodation in a sought-after residential location.

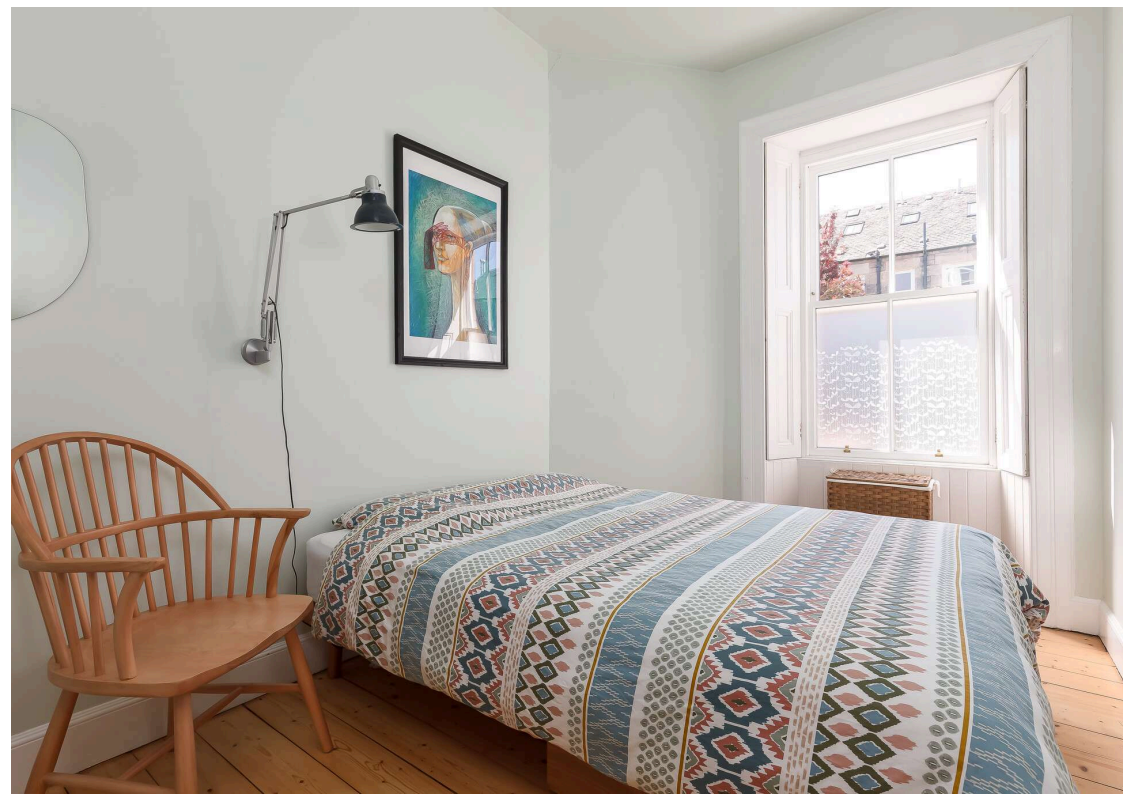
Offered in true turnkey condition, the accommodation comprises; a welcoming entrance vestibule, showcasing beautiful tiled flooring and reflecting the charming period features found throughout. The bay windowed lounge is a standout feature, enjoying excellent natural light throughout the day. It showcases attractive period details including working shutters, ornate cornicing and a ceiling rose, an Edinburgh Press, and a charming tiled fireplace, creating a warm and inviting space that is ideal for both relaxing and entertaining. The contemporary kitchen is well appointed with a range of floor and wall-mounted units, an electric oven and hob with integrated appliances, providing a practical and stylish space whilst the utility room provides added convenience and access to the private rear garden, the perfect space for hosting friends and family. Peacefully positioned to the rear of the property, the double bedroom offers a calm and comfortable retreat, with built-in wardrobes providing ample storage. Further benefits include gas central heating and double glazing throughout.

Externally, the property is further enhanced by well maintained private front and rear gardens, offering a peaceful and secluded outdoor retreat perfect for al fresco dining, entertaining guests, or simply unwinding. In addition, residents' permit parking is readily available.

Located just 1.5 miles from Edinburgh city centre, Shandon is a highly desirable neighbourhood. Residents enjoy access to excellent outdoor spaces, including the scenic Union Canal and the much-loved Harrison Park ideal for walking, cycling, and family outings. Nearby Craiglockhart Sports & Tennis Centre offers extensive leisure facilities, while Fountain Park Leisure Complex provides entertainment with a cinema, gym, and a variety of restaurants. Shandon is exceptionally well-served for everyday needs, offering a great selection of nearby shops including Margiotta, a 24-hour ASDA, Sainsbury's, Lidl, Aldi, and the Edinburgh West Retail Park. The area also enjoys excellent transport connections, with numerous bus services providing easy access to the city centre and Haymarket, where local train and tram links are available. In addition, the city bypass is conveniently close, ensuring quick and straightforward travel around Edinburgh and beyond.

**Viewing By appointment 0131 337 1800**

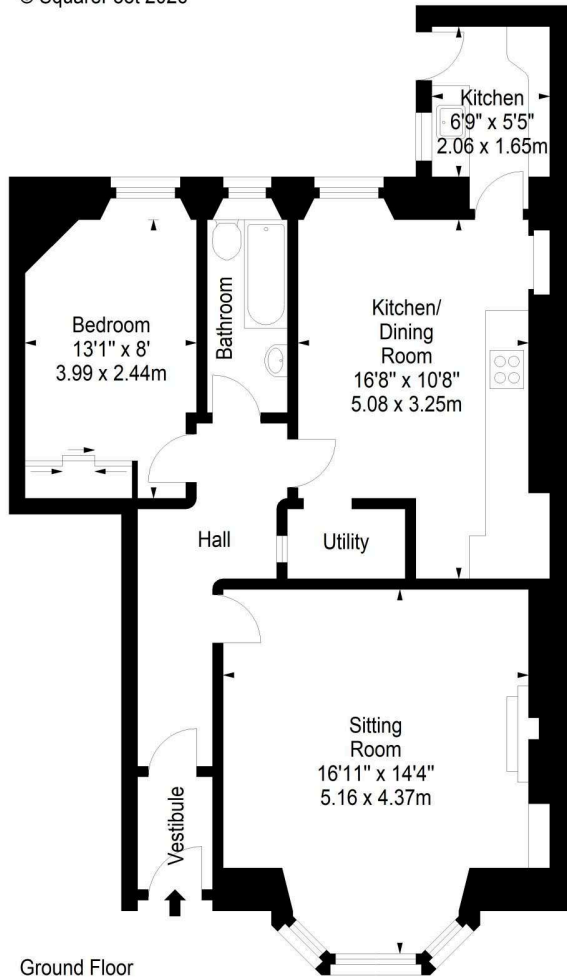




**Briarbank Terrace,  
Edinburgh,  
Midlothian, EH11 1SU**



Approx. Gross Internal Area  
733 Sq Ft - 68.10 Sq M  
For identification only. Not to scale.  
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Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

