



Solicitors & Estate Agents



Offers Over

£525,000

3 Briarbank Terrace

Shandon | Edinburgh | EH11 1ST

This impressive, beautifully presented main door double upper villa with lovely private gardens, is peacefully positioned to the end of a quiet cul-de-sac in the ever popular Shandon colonies, a wonderful setting within easy reach of the delightful open space of Harrison Park, many local amenities and transport link with the city centre easily accessible.

-  4 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private Garden
-  Permit/metered Parking
-  EPC Rating – C
-  Council Tax Band - E



Description

The property is presented to the market in true move-in condition, having been meticulously maintained and thoughtfully upgraded throughout. Retaining a wealth of character and charm, complemented by a stylish and elegant interior, this generously proportioned home offers an excellent degree of versatility and beautifully balances traditional appeal with modern family living and merits internal viewing to fully appreciate the quality, character and exceptional space on offer.

From the private main entrance, a staircase rises to the welcoming first floor hallway, featuring attractive sanded wood flooring. The elegant bay-windowed reception room is a particularly appealing space, enjoying excellent natural light and featuring a period fireplace housing a gas fire, creating a warm and inviting setting for relaxing and entertaining. The impressive kitchen/dining room provides the perfect family and entertaining space, enjoying an attractive outlook over the rear garden. The kitchen is fitted with a comprehensive range of wall and base units, complemented by a Range cooker, integrated fridge and dishwasher. A useful adjoining utility room provides additional practical storage and workspace. Two generously proportioned double bedrooms are located on the first floor, together with a stylish shower room with three piece suite including fully tiled shower enclosure housing the electric shower. A split level carpeted staircase, with storage below, continues to the upper floor which leads to the two further good sized double bedrooms together with a stylish family bathroom with mains shower over the bath. A useful study/work space is incorporated within the top landing, providing an ideal area for home working or studying. Further benefits include excellent eaves storage, gas central heating and double glazing.



Extras

All the fitted floor coverings and light fitting will be included in the sale together with the Range cooker and integrated fridge and dishwasher. The wardrobes in bedrooms 2, 3 and 4 can be included in the sale if desired.

Externally

There is a small front garden, paved for ease of maintenance and leads to the main entrance. The private rear garden offers a lovely outdoor space with paved patio and expanse of lawn. Permit and metered parking is available to the front and surrounding streets.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

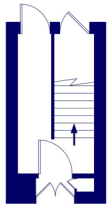
Shandon is an extremely popular and sought after district to the west of the city centre. The area is well served by local specialist retailers for day to day needs together with a choice of supermarkets nearby. The public transport system links the area with the city centre and surrounding districts, and Slateford Railway Station is close at hand. Good schooling at all levels is provided locally including some of Edinburgh's renowned Merchant schools. Leisure and recreational facilities include Craiglockhart Tennis and Sports Centre, Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre, together with ease of access to the city's world famous galleries, cinemas, theatres and museums. Furthermore, there are several beautiful nature spots within easy reach including Harrison park, the Union Canal, Craiglockhart hill and Craiglockhart and Colinton Dell.



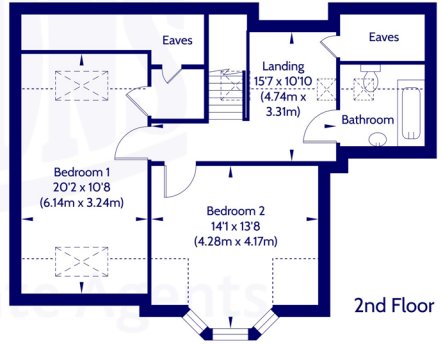


Approx. Gross Internal Floor Area 143 Sq M / 1532 Sq Ft.

Ground Floor



1st Floor



2nd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

