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# 32 Briarbank Terrace,

Edinburgh, EH11 1SU



## Description

Clancys Solicitors and Estate Agents are delighted to present 32 Briarbank Terrace, Edinburgh, EH11 1SU to the market. Located in the sought after Shandon conservation area is this traditional Victorian lower villa colony flat that retains many original period features such as original fire, cornice work, tall ceilings and wood panelled doors. The property is well presented and in excellent order throughout. The accommodation comprises a vestibule, a welcoming entrance hallway and a beautiful light and spacious bay windowed lounge with ornate fireplace, detailed cornice work and ceiling rose. The dining kitchen is fitted with sufficient modern base and wall mounted units and is complimented by a matching utility room off. There are two light and airy bedrooms that both provide a tranquil retreat, and the accommodation is completed with a stylish bathroom with white suite, glass screen and mains operated shower over the bath. The property further benefits from gas central heating, double glazing and good storage facilities including cellar. Externally there are private garden grounds to the front and rear with residents permit parking available. It should be noted that the roof has been renewed in the recent past (March 2025). This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size, standard and quality of property on offer.

## Location

Shandon is an ever-popular area with a great community spirit, at the heart of which lies the green expanse of Harrison Park, where the locals can meet up to enjoy the gardens, children's play areas, football pitches and tree lined walkways. The Park is bordered by the Union Canal, which is a popular walking or cycling route into the City Centre. Local shops in the vicinity include Margiotta's Food and Wine store and Lidl, plus Sainsbury and Aldi in neighbouring Gorgie. Leisurewise the choice is excellent and includes a number of bars and restaurants with further facilities to be found at the impressive Fountain Park Leisure Complex. All the city centre attractions can be easily reached by way of regular bus services from the nearby main routes. Schooling is well represented from nursery to senior level, with Napier and Edinburgh Universities on hand for the more mature student. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport. Haymarket railway station is a short journey away.

## Extras

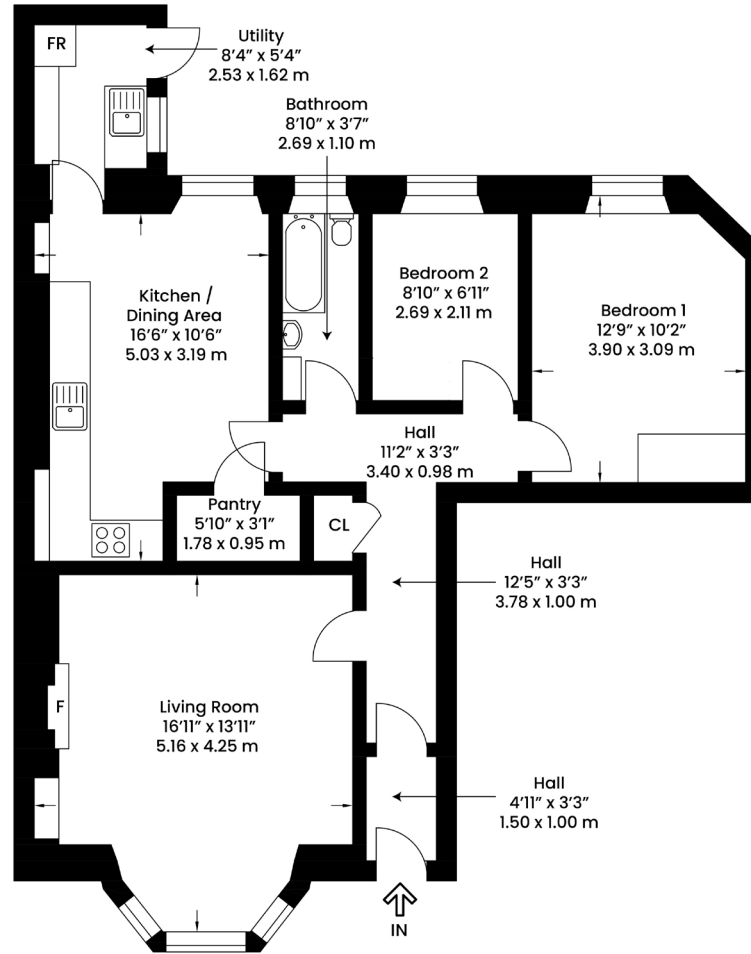
All fitted floor coverings. It should be noted that no warranties or guarantees will be given for appliances.

## Features

- Vestibule
- Entrance hall
- Lounge
- Kitchen
- Utility room
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Good storage facilities including cellar
- Private gardens to the front and rear
- Residents permit parking
- EPC rating - C
- Council Tax Band - E
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
vistaBee 2028



T 0131 337 7771 E info@clancys-solicitors.co.uk A 20-22 Torphichen Street, Edinburgh, EH3 8JB

**DISCLAIMER** These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.