

## 3 Briarbank Terrace, Edinburgh, EH11 1ST

**Offers Over £500,000**

- Beautiful bay window lounge featuring ornate corning, centre rose and gas fireplace
- Kitchen/diner with a range of stylish wall and floor mounted units, gas hob and electric oven and integrated appliances
- Four double bedrooms
- Study area on landing
- Bathroom with three-piece suite and mains shower over the bath
- Shower room with two piece suite and electric walk in shower room
- Utility room
- Gas central heating throughout
- Private back garden
- Free on-street parking



1



4



2



EPC C





## Double Upper Flat

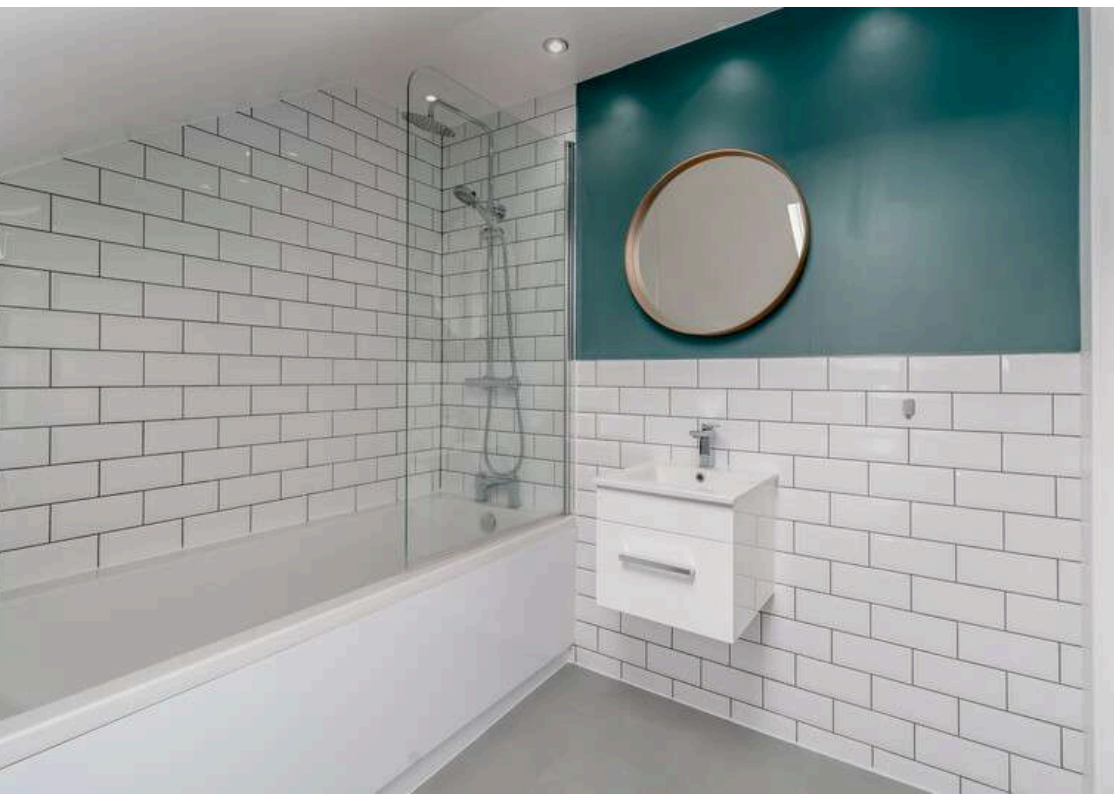
Blair Cadell is delighted to bring to the market this fantastic upper colony flat in the heart of Shandon. With superb finishes throughout, generous living space, four double bedrooms and a private garden, this property must be viewed.

The accommodation comprises of an entrance vestibule leading up to a bright open hallway with a useful Edinburgh press for storage. A beautiful bay window lounge featuring ornate cornice and centre rose, gas fireplace making it ideal for relaxing with friends and family. A newly fitted kitchen/diner perfect for hosting dinner parties that has a range of stylish floor and wall mounted units, gas hob, electric oven, integrated appliances and utility room with additional storage units. There are four double bedrooms spread over two floors with the two on the upper level benefitting from built in cupboards and access to eaves storage, plus a useful study area on the landing that would be ideal for home working. A stylish family bathroom on the first floor with a three-piece suite and mains shower over the bath featuring a rainwater shower head and a shower room on the first floor with an electric walk in shower and two-piece suite. There is gas central heating and double glazing throughout the property. A private back garden with a lovely patio area which is a fantastic sun trap ideal for summer barbeques. A useful coal store on the basement level and free on-street parking.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by frequent bus services that run close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

**Viewing by appointment on 0131 337 1800**



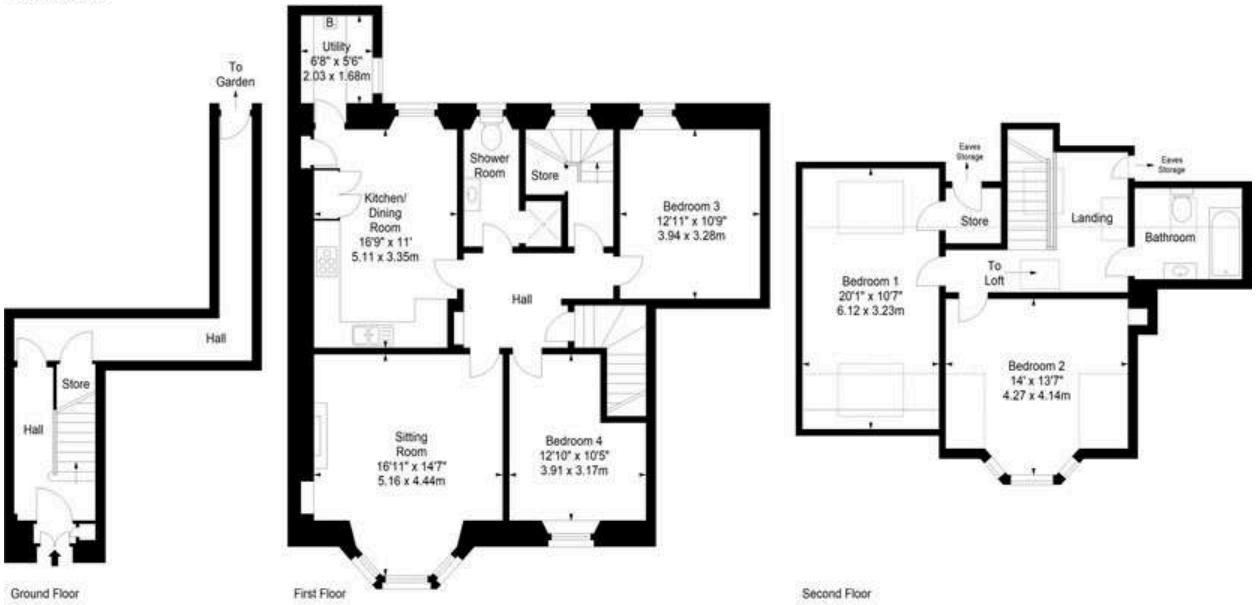




Briarbank Terrace,  
Edinburgh,  
Midlothian, EH11 1ST



Approx. Gross Internal Area  
1750 Sq Ft - 162.58 Sq M  
For identification only. Not to scale.  
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