

**5 Briarbank Terrace
Polwarth
Edinburgh EH11 1ST
Offers Over £325,000**

- Large living/kitchen/dining room
- Newly fitted kitchen featuring a range of floor and wall mounted units, electric hob and oven and white goods included in sale
- Two double bedrooms with master featuring beautiful bay window lounge, ornate cornice, centre rose and decorative fireplace
- Bathroom fitted with three-piece suite and electric shower over the bath
- Gas central heating and double glazing throughout
- Private garden space to front and rear

Council Tax Band: D
Tenure: Freehold
Shared Ownership: No



Flat

This charming traditional lower colony flat is nestled in the heart of the highly sought-after Shandon conservation area and has been beautifully maintained, retaining a wealth of original period features. Highlights include exquisite ornate cornicing and working shutters, making this an ideal home for a first-time buyer or those looking to downsize.

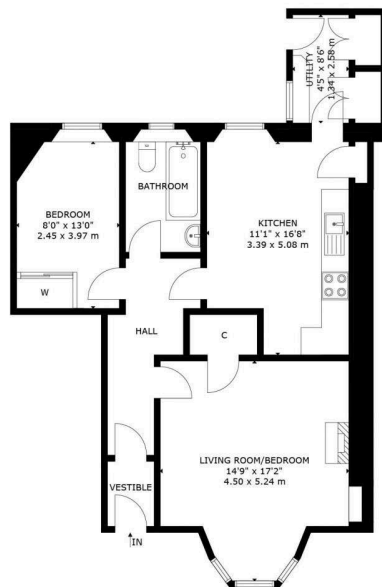
The accommodation is flexible and well-proportioned throughout. To the front of the property is a stunning bay-windowed master bedroom that would also serve as perfect living room featuring elegant cornicing, a decorative ceiling rose, an attractive fireplace and working shutters. A spacious kitchen/dining/living room provides a versatile area for both entertaining and everyday living. The newly fitted kitchen is well-appointed with a range of floor and wall-mounted units and includes an electric hob, oven and essential white goods, all of which are included in the sale. To the rear of the property is a large double bedroom with working shutters, offering a quiet and comfortable retreat. The stylish three-piece bathroom benefits from an electric shower over the bath. A separate utility room provides further storage and gives access to the rear garden. The property is efficiently heated throughout with gas central heating. Externally, the home enjoys delightful private gardens to both the front and rear. The rear garden features a large paved area, ideal for summer barbecues, along with a garden shed providing valuable outdoor storage. On-street residents' parking is also 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 on 0131 337 1800







GROUND FLOOR

5 BRIARBANK TERRACE, EDINBURGH, EH11 1ST
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 735 SQ FT / 68 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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