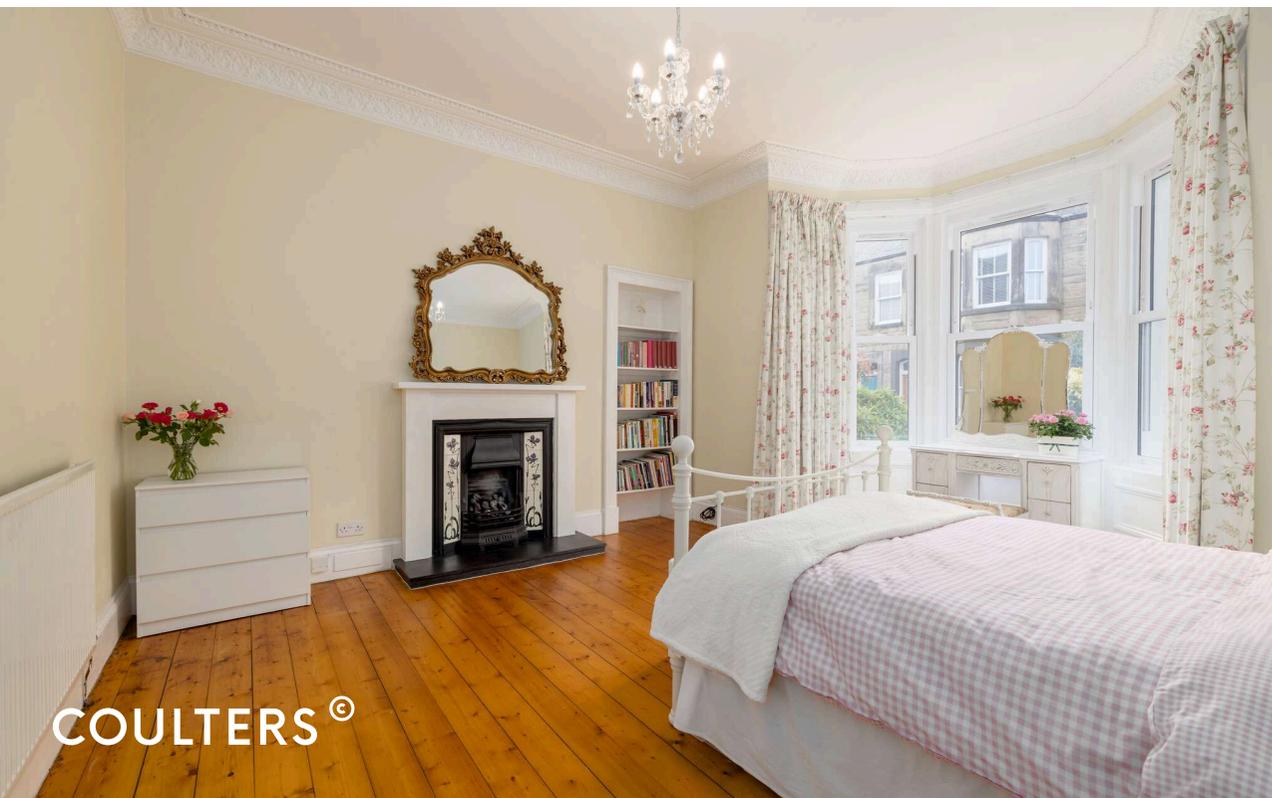


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5 BRIARBANK TERRACE

SHANDON, EDINBURGH, EH11 1ST

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

5 Briarbank Terrace is an immaculately presented maindoor lower villa, well finished throughout and bursting with period features. The property offers flexible accommodation and could be used as either a spacious one bedroom flat, or alternatively two bedrooms depending on requirements. In addition to fine period features and a smart, modern kitchen, the home has delightful, manicured front and rear private gardens. To the front of the property, there is a truly delightful bay windowed room which is currently utilised as the principal bedroom, but could also be a beautiful sitting room. A fireplace makes a lovely focal point in the room, whilst overhead is decorative cornice work and underfoot sanded and varnished original wood floors. A walk in cupboard is located off.

KEY FEATURES



Charming, immaculately presented maindoor lower villa.



Offering flexible accommodation as a generous one bedroom or two bedroom property as required.



Delightful, well maintained front and rear private gardens.



Residents' on street permit holder parking and metered parking.



Located in the delightful residential area of Shandon to the West of the city centre.



With a short walk of local shops and amenities.



EPC Rating - C



Council Tax Band - D



To the rear of the property is the sleek fitted kitchen incorporating an electric hob, electric oven, extractor hood and freestanding fridge/freezer. There is space for either a comfortable seating area and/or a dining table and chairs.

A handy utility room is located off this area with a washing machine and storage cupboards. The door to the rear garden is located here.





MORE INFORMATION

Another bedroom is located to the rear with an attractive outlook over the gardens. Practical fitted wardrobes provide extra storage space.

Heating and hot water is provided by gas central heating and there is double glazing (except in the utility room).

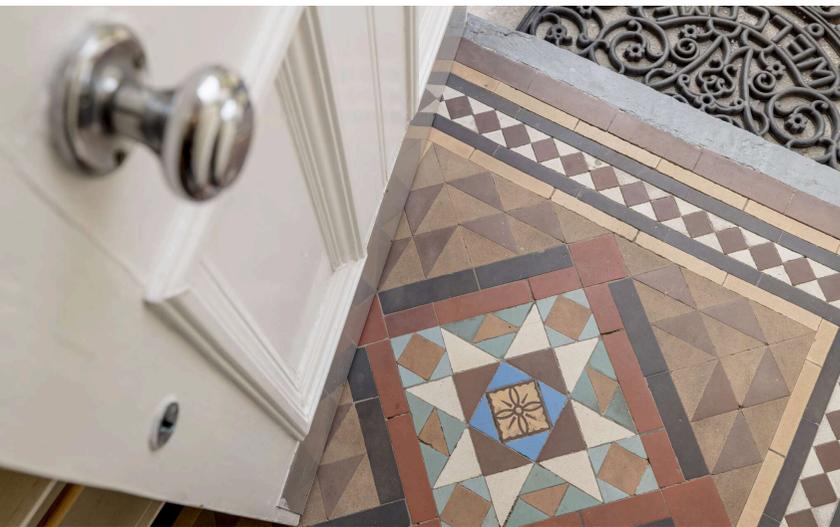
The home has very well tended front and rear private gardens. To the front, the patio area has established planting in borders surrounding it, whilst to the rear, the area is mainly paved, again with more attractive planting in the borders. There is also a shed which will be included in the sale.

On-street residents' permit holder parking is available outside and metered parking is available for visitors on the next street.

EXTRAS

The garden shed, curtains, shoe cabinet, integrated kitchen appliances, fridge/freezer and washing machine are included in the sale price.









THE LOCAL AREA

Briarbank Terrace is located in the popular area of Shandon to the southwest of Edinburgh. There are a wide range of amenities in the immediate area from local shops (including a Margiotta close by), cafes, bars and restaurants whilst larger supermarkets can be found at the Lidl on Slateford Road, ASDA Chesser or the Edinburgh West Retail Park which has a good selection of shopping facilities including a Costa Coffee and M&S Food Hall.

Fountain Park is also a short distance with restaurants, a bowling alley, Vue cinema and Nuffield Health and Leisure facility. Enjoying the outdoors could not be easier with direct access to the beautiful walkways and cycle network on the Union Canal and the open green space of Harrison Park.

In addition, the area is well connected by a great bus network and Slateford train station is just a twenty minute walk away. The city bypass is also easily accessible providing good links to the M8 and M9 motorway networks.



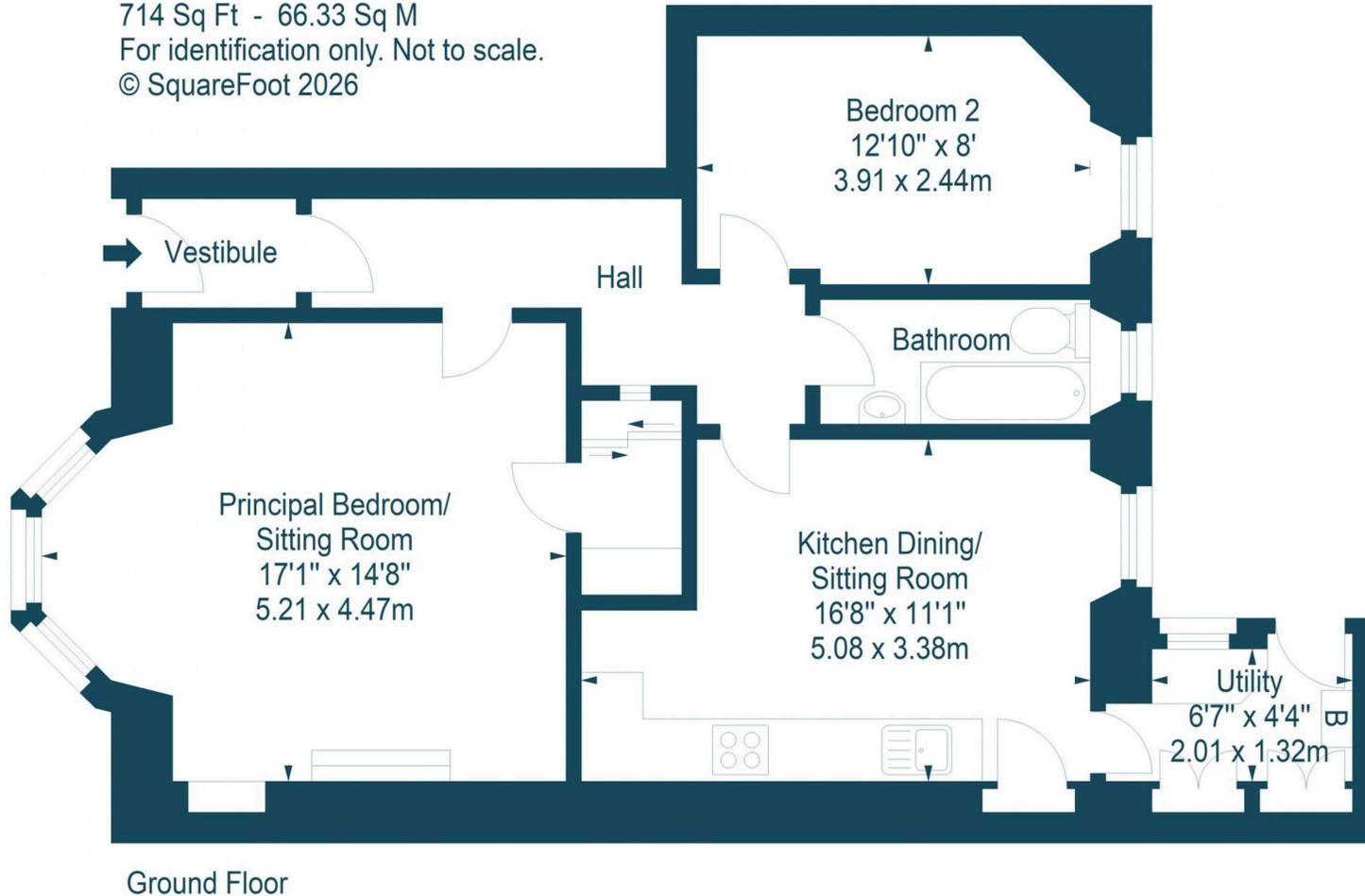
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HOME REPORT VALUATION: £330,000

Briarbank Terrace, EH11 1ST



Approx. Gross Internal Area
714 Sq Ft - 66.33 Sq M
For identification only. Not to scale.
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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.