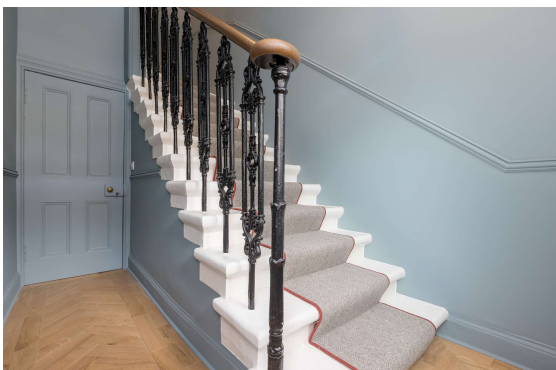
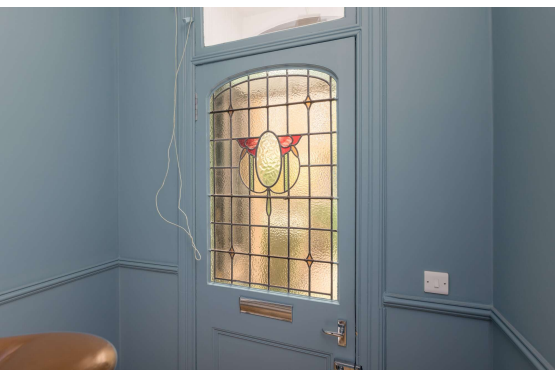


**47 Briarbank Terrace
Edinburgh EH11 1ST**

Offers Over £430,000

- Two bed upper colony
- Attic with development potential (subject to consents)
- Bay window lounge with period features
- Kitchen and dining room
- Two bedrooms
- Luxurious shower room
- Double glaze sash & Case windows & Gas central heating
- Private rear garden and residents permit parking

Council Tax Band: E
Tenure: Freehold



2 bed upper colony

Blair Cadell are delighted to bring to the market this rarely available upper colony flat, situated within the highly sought-after Shandon Colonies. Presented in true turnkey condition, this charming home offers excellent development potential, including the opportunity to extend into the attic, subject to the necessary planning consents. Early viewing is highly recommended.

The property is accessed via a private stairwell leading to a welcoming hallway, which also provides access to the attic, presenting an excellent development opportunity. A beautiful bay-windowed lounge boasts a wealth of period features, including ornate cornicing, an elegant centre rose and a feature fireplace with wood-burning stove, creating the perfect space for relaxation and entertaining. Located just off the lounge, the second bedroom offers flexible accommodation and could easily be utilised as a home office or nursery. The modernised kitchen has been fitted to a high standard, combining style with everyday convenience. A range of wall and floor-mounted units, gas hob and electric oven provide a practical and well-equipped space for modern living whilst the dining room offers generous proportions and an inviting setting for everyday meals, family gatherings and entertaining guests. Well proportioned, the master bedroom provides a comfortable and peaceful retreat. The luxurious shower room completes the accommodation, featuring a spacious walk-in shower and offering a stylish and contemporary space for everyday use. Further benefits include gas central heating and double-glazed sash and case windows throughout. Externally, the property enjoys a well-maintained, private rear garden, ideal for outdoor relaxation, together with residents' permit parking.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs 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 0131 337 1800

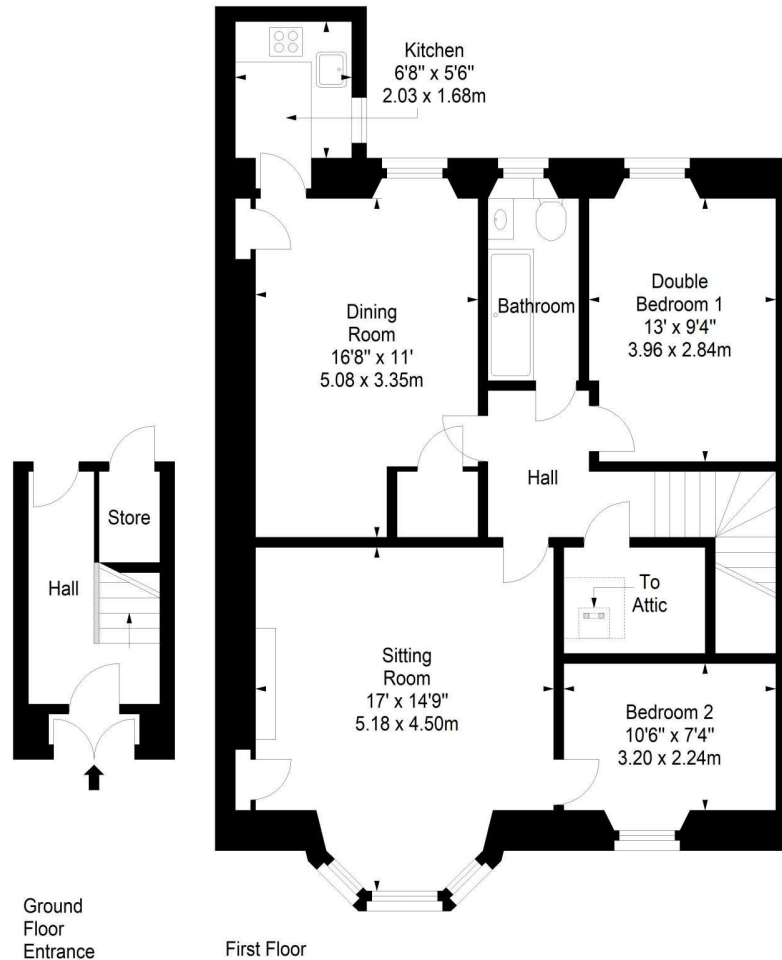




**Briarbank Terrace,
Edinburgh,
Midlothian, EH11 1ST**



Approx. Gross Internal Area
960 Sq Ft - 89.18 Sq M
(Including Store)
For identification only. Not to scale.
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