

**4 Briarbank Terrace  
Edinburgh EH11 1ST**

**Offers Over £385,000**

- Stunning bay window lounge featuring ornate cornice, centre rose and decorative fireplace
- Modern kitchen/diner fitted with a range of floor and tall units, induction hob and electric oven and large pantry cupboard and French doors to garden
- Two double bedrooms
- Stylish bathroom fitted with three-piece suite and rainwater shower over bath
- Utility room with additional storage and white goods included
- Gas central heating and double glazing throughout
- Beautifully Landscaped gardens to front and rear
- On-street permit parking

**Council Tax Band: E  
Tenure: Freehold**



## Flat

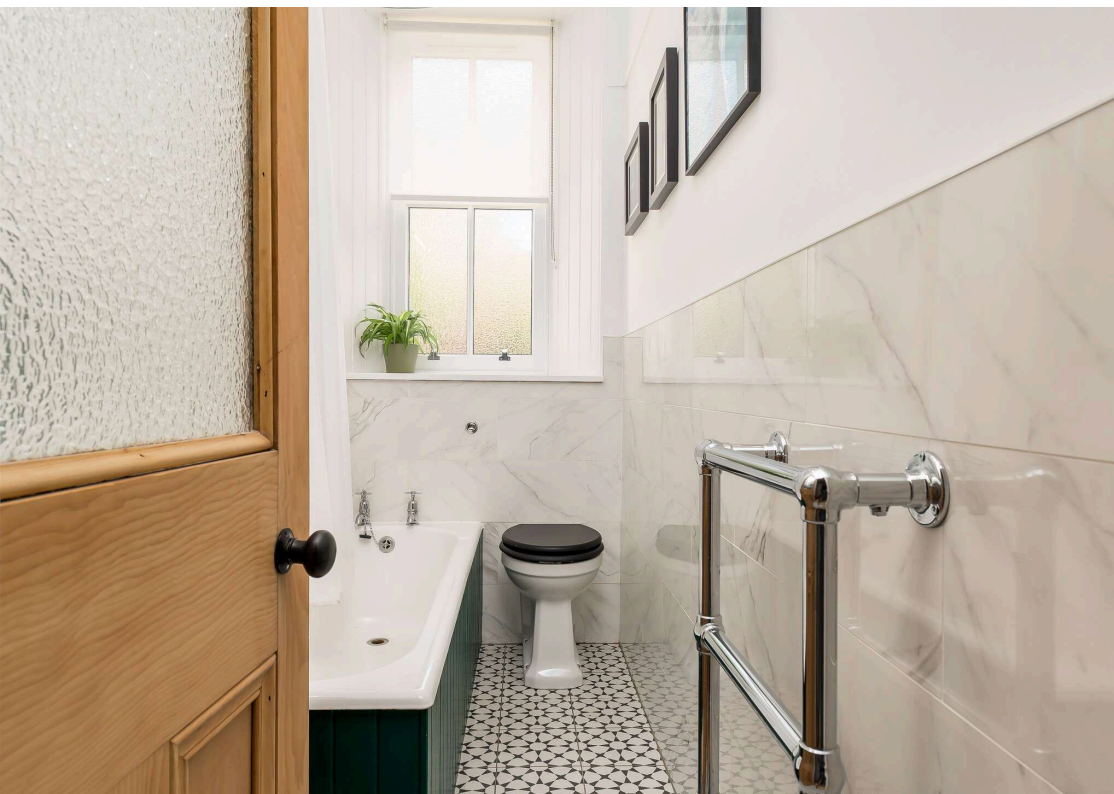
Blair Cadell are delighted to present this beautifully presented two-bedroom lower flat to the market. Finished to an exceptional standard throughout, with every detail carefully considered including statement lighting by Artifact and stylish Dowsing & Reynolds switches, the property is offered in true turn-key condition. It is ideally suited to first-time buyers or those looking to downsize, and early viewing is highly recommended to avoid disappointment.

The accommodation comprises a stunning bay-windowed lounge, featuring original cornicing, a centre rose, natural wood flooring, and working shutters, creating a perfect space for relaxing or entertaining family and friends. The sleek, modern kitchen is equally impressive and ideal for hosting, fitted with a range of floor and tall units, an induction hob and electric oven, and a large pantry cupboard providing excellent storage. French doors open directly out to the garden, enhancing the sense of light and indoor-outdoor living. There are two generous double bedrooms, both benefiting from working shutters. The stylish bathroom is fitted with a beautiful three-piece suite, featuring a mains-fed shower with a rainwater shower head over the bath. A separate utility room provides additional storage and houses white goods, which are included in the sale. Further benefits include gas central heating and double glazing throughout. Externally, the private gardens have been beautifully landscaped and will appeal to gardening enthusiasts, offering raised beds, a decking area, a large patio, and a garden shed for additional storage. On-street permit parking is readily available. **Please note:** The Japanese maple tree currently located in the garden will be removed by the current owner prior to sale.

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 Watson's 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**

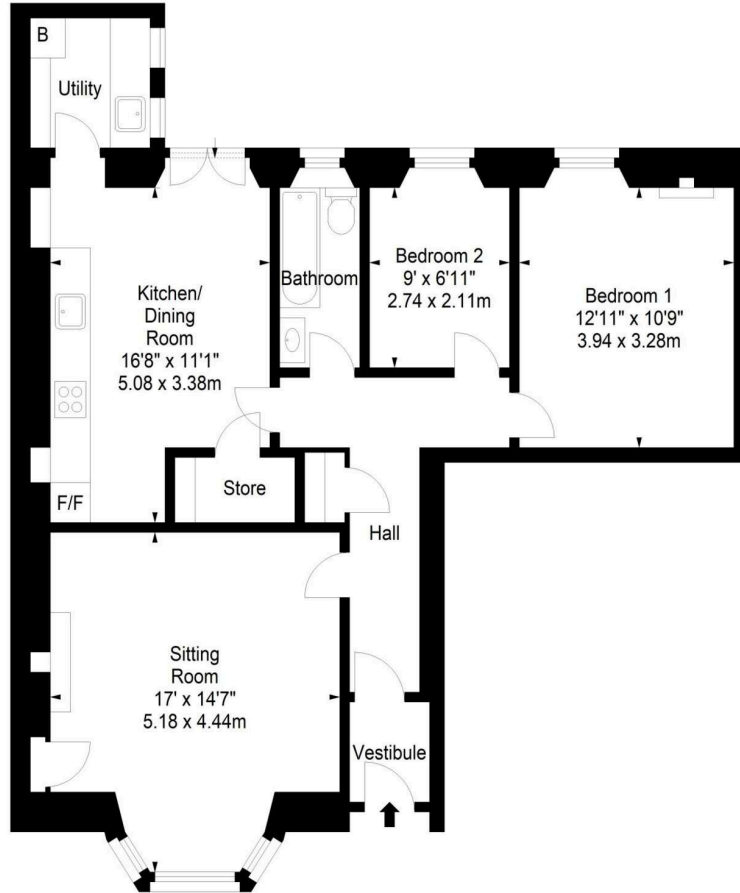




Briarbank Terrace,  
Edinburgh,  
Midlothian, EH11 1ST



Approx. Gross Internal Area  
879 Sq Ft - 81.66 Sq M  
For identification only. Not to scale.  
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Ground Floor



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