

33 BRIARBANK TERRACE
SHANDON, EDINBURGH, EH11 1SU

CURRAN & CO
PROPERTY



33 BRIARBANK TERRACE
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OFFERS OVER £295,000



'Situated in a quiet cul-de-sac, this superb property boasts an array of period features throughout and is finished to an exceptionally high standard'

- Lower Colony in Shandon Conservation Area
- Spacious Living Room
- Modern Dining Kitchen
- Double Bedroom with Storage
- Bathroom
- Gas Central Heating & Double Glazing
- Private Front & Rear Gardens
- Unrestricted Street Parking



Description

33 Briarbank Terrace is a charming lower colony flat which forms part of the Shandon Conservation Area. Situated in a quiet cul-de-sac, this superb property boasts private front and rear gardens, an array of period features throughout and is finished to an exceptionally high standard.

The accommodation, which is of move-in condition, comprises: entrance vestibule with original tiled flooring; hallway; living room positioned to the front of the property with feature gas fireplace, ornate corning, shelved press, built-in shelving and bay window; modern well-equipped dining kitchen with expansive pantry cupboard, shelved press, base and wall-mounted units, integrated oven, ceramic induction hob and extractor hood; utility room with Edinburgh pulley and

access to the rear garden; double bedroom with sizeable fitted wardrobes and overhead storage space and traditional bathroom with shower over bath and fitted storage. There are generously proportioned storage spaces beneath the kitchen and utility room, accessed via a floor hatch in each room.

There is gas central heating and double glazed sash & case windows throughout (with the exception of the single glazed utility room window). Additional period features include stripped wood doors, original floorboards and working shutters in every room (with the exception of the bathroom & utility room).

Externally there is a front garden with gated path and a Southwest facing rear garden with mature borders and patio

area. To the front of the property and on surrounding streets, there is unrestricted on-street parking.

Extras

Extras to be included in the sale are all blinds and integrated kitchen appliances.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band D.

Viewing

Viewing is by appointment. Please contact our office to arrange.





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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.