

11 JUNIPER PARK ROAD

Juniper Green, Edinburgh, EH14 5DX

AN EXCLUSIVE
DETACHED HOUSE

*situated in prestigious
Juniper Green*



GILSON GRAY

LAW • PROPERTY • FINANCE

PROPERTY NAME

11 Juniper Park Road

LOCATION

Juniper Green, EH14 5DX

APPROXIMATE TOTAL AREA:

212.9 sq. metres (2291.7 sq. feet)

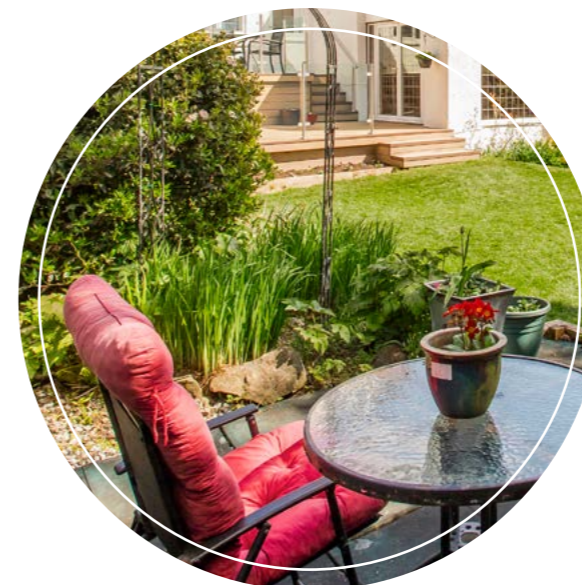
● GROUND-FLOOR ● FIRST-FLOOR ● EXTERNALS

The floorplan is for illustrative purposes. All sizes are approximate.



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Nestled on the banks of picturesque Water of Leith at the foot of the majestic Pentland Hills



Welcome to 11 JUNIPER PARK ROAD

This exclusive detached house is an outstanding four-bedroom residence in the prestigious Juniper Green conservation area. The extended home enjoys a large corner plot, providing three reception rooms, a statement kitchen, and three washrooms. It is finished to high standards throughout, and is an exceptional home for families. The property further boasts a cellar, private parking for three cars, and a beautiful rear garden with a suntrap aspect. Set beside Bloomiehall Park and the local golf course, the home also enjoys a picturesque location, positioned within easy reach of the highly-regarded local schools, amenities, and transport links.

GENERAL FEATURES

Exclusive detached house with generous corner plot
In the prestigious Juniper Green conservation area
Extended and thoroughly upgraded to high standards
Contemporary interiors with premium finishings
EPC Rating - D | Council Tax band - G

ACCOMMODATION FEATURES

Triple-aspect entrance porch and hall with storage
Triple-aspect living room with wood-burning stove
Southerly-facing conservatory with garden access
Sitting room with bay window and multi-fuel stove
Large, stylish open-plan kitchen and dining room
Three double bedrooms and one versatile bedroom
High-spec family bathroom with overhead shower
Modern en-suite shower room and a separate WC

EXTERIOR FEATURES

Well-maintained front garden with mature trees
Landscaped rear garden with a suntrap aspect
Garden shed and a generous cellar area for storage
Tandem driveway with EV charger and single garage





A wonderful introduction
**TO A BEAUTIFUL
FAMILY HOME**

Nestled behind a colourful front garden, the home strikes a wonderful tone from the outset. Continuing the appeal, the main door opens into a triple-aspect entrance porch which provides space for coats and shoes before leading through to a central hall. Modern styling creates a welcoming ambience, whilst a double-door cupboard provides additional storage space.

A SOPHISTICATED LIVING ROOM and additional reception areas

With expansive dimensions and triple-aspect glazing, the living room is an exceptional space that immediately captures your attention. It features oversized windows for an abundance of daily sun and it flows seamlessly out into the rear garden via French doors – perfect for families.





It is further enhanced by a lofty ceiling and sophisticated interior design, pairing a tasteful accent wall with an understated backdrop. Elegant and inviting, the space is finished by a wood-burning stove for cosy evenings in. From here, glazed doors open into a southerly-facing conservatory, which captures lots of sun and extends out into the rear garden. To the front of the home, a sitting room provides another reception area. This space benefits from neutral styling, as well as a bay window and a built-in multi-fuel cassette stove, creating a fantastic environment for relaxation. It also accommodates a study area for working from home.





THE SITTING ROOM

with multi-fuel stove and bay window & bespoke-fitted bookshelves



A STYLISH OPEN-PLAN kitchen and dining room

The kitchen shares a generous open-plan layout with the dining room, creating the perfect setup for family meals and lively dinner parties. It is brightly illuminated by a large window and the space extends out into the rear garden for summer barbecues.





The perfect setup for family meals and lively dinner parties

The two areas are cleverly zoned as well, ensuring each retain their own sense of space. Furthermore, the kitchen features a stylish and eye-catching design. It is fitted with luxurious DuPont Zodiaq worktops and modern cabinets in mix-and-match tones, pairing cherry red and cream colours to great effect. It also incorporates a breakfast bar, ambient plinth lighting, and integrated appliances for a seamless finish.

FOUR BEDROOMS

offering plenty of space and versatility

The four bedrooms are divided equally between the ground and first floors, each room benefitting from light neutral décor and snug carpeting for comfort. The large principal suite is on the ground floor, enjoying the added advantage of fitted wardrobes and an en-suite shower room.



Benefitting from light neutral décor

Another double bedroom is on this level, featuring a bay window and built-in wardrobes. Meanwhile, the first floor is home to a spacious double bedroom, with floorspace for a study area, and a versatile bedroom, which offers access to eaves storage and the flexibility to be used creatively, such as a gym or home office.



HIGH-SPEC family bathroom, en-suite & WC

Finished to a high specification, the family bathroom has an attractive aesthetic and a quality three-piece suite. It is comprised of a hidden-cistern toilet, storage-set washbasin, towel radiator, built-in storage, and luxurious whirlpool bathtub with overhead shower. The principal bedroom's en-suite shower room is of an equal standard, but with a step-in rainfall shower (instead of a bath). In addition, there is also a modern WC serving the bedrooms on the first floor.



AN EXQUISITE REAR GARDEN

In addition to a well-maintained front garden framed by mature trees, the property boasts a southwest-facing rear garden, which is fully enclosed and beautifully landscaped. It features tiered decking areas for relaxing and dining in the sun, stepping down to a manicured sweep of lawn, bordered by established plants and another space for summer dining. It offers excellent privacy too, and is a natural haven for the entire family to enjoy. A garden shed is included and there is a generous cellar for further storage. A gated tandem driveway, with an electric vehicle (EV) charger, and a detached single garage, with an electric roller door, provide private parking for three cars.





**Fully enclosed
and beautifully
landscaped**





JUNIPER GREEN

Experience the best of both worlds

Nestled on the banks of picturesque Water of Leith at the foot of the majestic Pentland Hills, the exclusive village of Juniper Green offers idyllic country living just five miles from the city centre. Enveloped by dense woodland and luscious green fields, the area has retained a charming village atmosphere, affording residents a relaxed, laid-back lifestyle close to the hustle and bustle of the capital.



Given its favourable greenbelt location, Juniper Green is the perfect base from which to enjoy a wealth of outdoor pursuits including walking and cycling along the Water of Leith, hiking and horse riding in the rugged Pentland Hills National Park or dry-slope skiing at the Midlothian Snowsports Centre. Golf enthusiasts also have their pick of renowned golf courses nearby including Baberton, Kingsknowe and Swanston golf clubs.

Juniper Green is well-served by local amenities including shops, cafés, pubs, a restaurant, and chemists, with more extensive shopping facilities available at nearby Hermiston Gait Retail Park and in neighbouring Colinton and Balerno. Juniper Green enjoys access to an excellent range of state schools from nursery to secondary level, whilst also being well-placed for some of Edinburgh's leading private schools.

The area is ideally situated for commuting owing to the proximity of Edinburgh City Bypass and the M8/M9 motorway networks, as well as convenient public transport links into the city centre and beyond.



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