



45/1 Woodhall Drive
Juniper Green, EH14 5BT

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living/ Dining Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Private Rear Garden
- Shared Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



This beautifully presented upper villa benefits from lovely views toward the Pentland Hills and is situated in the highly sought-after area of Juniper Green close to convenient, local amenities and regular public transport links. A wider range of high street retailers and supermarkets are available nearby at the Gyle Shopping Centre and Hermiston Gate Retail Park. The accommodation comprises; welcoming entrance hallway, bright living room with space for dining table and chairs, separate kitchen, two good-sized double bedrooms and modern shower room. A private garden area lies to the rear and there is also a communal drying green. There is free on-street parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer, washing machine, dishwasher and lightshades. All appliances are sold as seen with no warranty provided.





45/1 WOODHALL DRIVE, JUNIPER GREEN, EH14 5BT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 567 SQ FT / 53 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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