



34 Viewfield Road
Juniper Green, EH14 5BE

deans 
Solicitors & Estate Agents LLP



DETACHED BUNGALOW

- Living Room
- Kitchen
- Dining Room
- Two Double Bedrooms
- Shower Room
- Floored Attic
- Front & Rear Gardens
- Driveway & Garage
- Double Glazing & GCH
- EPC Rating – D



This bright and well-presented detached bungalow is located in the highly sought-after village of Juniper Green on the outskirts of Edinburgh, close to convenient local amenities and excellent commuter links via the City Bypass linking to the motorway network and Queensferry Crossing. The accommodation comprises; spacious, dual aspect living room, separate kitchen, dining room, two comfortable double bedrooms and modern shower room. There is a neatly landscaped garden to the rear and a further paved garden area to the front with driveway and garage offering convenient off-street parking. There is a sizable, floored attic with Velux windows offering ample storage space. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher and lightshades. All included appliances are sold as seen with no warranty provided.



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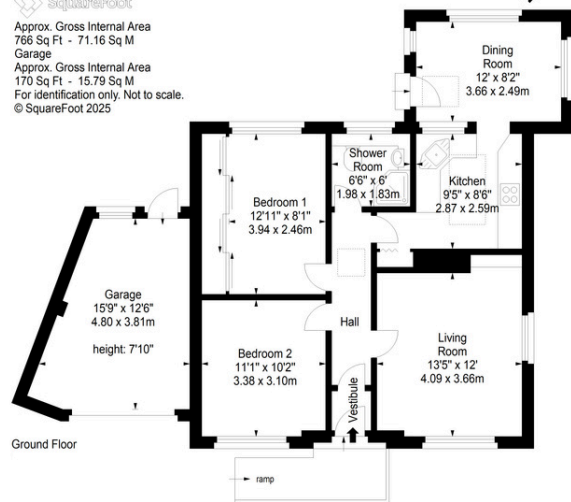
Approx. Gross Internal Area
766 Sq Ft - 71.16 Sq M

Garage

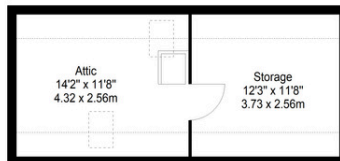
Approx. Gross Internal Area
170 Sq Ft - 15.79 Sq M

For identification only. Not to scale.

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Attic
Approx. Gross Internal Area
314 Sq Ft - 29.17 Sq M



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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