

601 Lanark Road, Juniper Green, Edinburgh, EH14 5DA



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### Description

Situated within a sought-after suburban conservation area is this truly exceptional, individually designed detached home of distinction, catering perfectly to modern family living. Offering generously proportioned and particularly versatile living space over the three floors, the property has been beautifully modernised by the current owners to create a stunning home which is accompanied by a delightful mature south-facing rear garden and driveway to the front. Benefiting from carefully considered interior specification, featuring thoughtful design elements and acute attention to detail, this energy efficient property offers a fantastic, contemporary space both inside and out, perfect for entertaining and family life.

### Accommodation Features

- Overall size of 160sqm
- Upgraded to high specification throughout with five bedrooms, two bathrooms and two living areas
- Fabulous, sociable open plan kitchen/dining/family, arguably the main hub of the home, featuring bi-folding doors which give direct access to the sunny back garden
- Integrated kitchen appliances
- Large utility room
- Contemporary bathroom and en-suite on the first floor with separate WC's on ground and lower ground floor
- Excellent storage facilities
- Floored and lined attic space accessed via remote operated ladder with hatch
- Gas central heating and double glazing ensuring year-round comfort and efficiency

### Extras

Fitted floor coverings, blinds, integrated kitchen appliances and rear garden shed are included.

EPC Rating: C



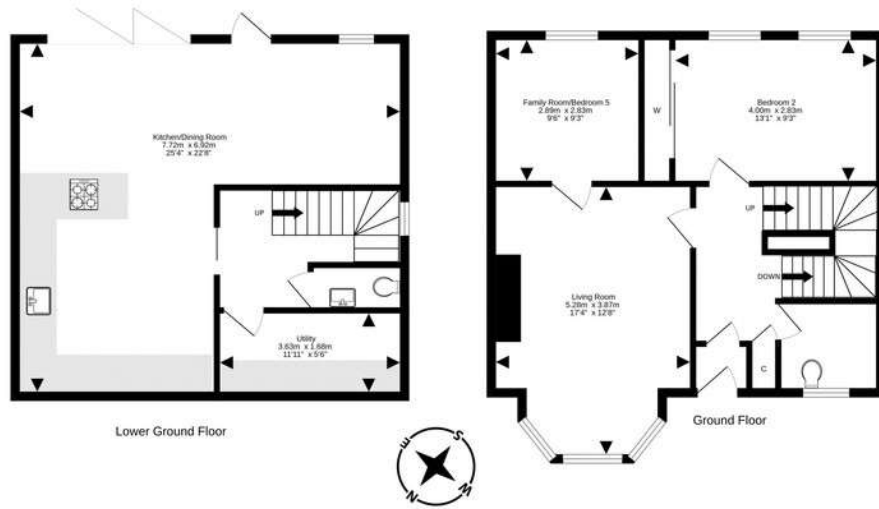
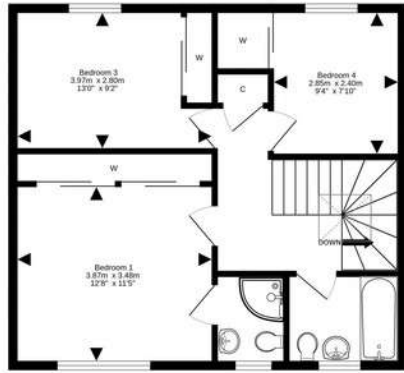
### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

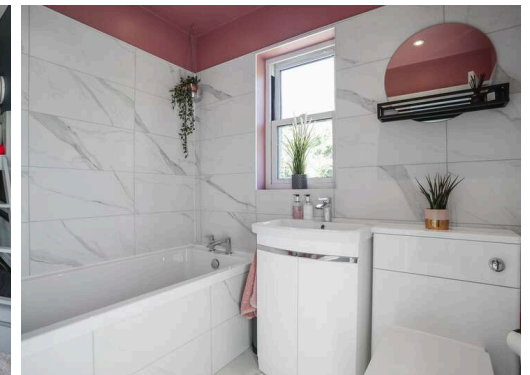
### Location

Nestled on the banks of the 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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



Connor  
Malcolm

1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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