










Offers Over

**£790,000**

## 476 Lanark Road

Juniper Green | Edinburgh | EH14 5BQ

An exceptional B Listed Victorian house, bordered by spectacular lawned gardens and located in the capital's desirable Juniper Green area.

-  6 bedrooms
-  2 public room
-  2 bathrooms
-  Driveway and double garage
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- H



## Description

This elegant, former Manse of Juniper Green Parish Church is bursting with character throughout and though well preserved, would now benefit from upgrading and modernisation in places, offering a superb opportunity to create a flexible and unique family home.

The accommodation briefly comprises: tiled vestibule leading into the main hallway which has a feature stair with wrought iron and timber balustrade to the upper level, spacious south facing reception room with focal fireplace, picture rail and a pleasant open outlook, versatile dining/family room with French doors leading out to the garden, breakfasting kitchen fitted with an excellent assortment of wood fronted units, with contrasting wipe-clean worktops, tiling to splash areas and a variety of integrated appliances, utility room off, two well-proportioned double bedrooms and shower room with attractive wall tiling and electric shower enclosure.

The upper floor comprises: an exceptionally spacious dual facing principal bedroom which boasts magnificent southerly views toward the Pentland Hills and would also work well as a dining/drawing room, three large double bedrooms, all with coving and fireplaces, and family bathroom with three-piece white suite and separate shower enclosure. There is also a substantial attic space, offering fantastic storage and good development potential, subject to obtaining the necessary consents.



## Gardens, Garage & Driveway

The property is surrounded by magnificent mature gardens, comprising areas of lawn, peppered with shrubs, trees and flowers. An extensive driveway and detached double garage provide excellent off-street parking/overspill storage.

## Extras

All fitted carpets, blinds, light fittings, blinds, curtain poles, white goods and integrated appliances will be included.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

The historic mill village of Juniper Green lies to the southwest of the city centre close to Colinton, Currie and Balerno. The area is ideal for the commuter with the City Bypass on hand, the nearby Curriehill Railway Station together with regular public transport serving the city centre. The house is in the catchment of two excellent schools, Juniper Green Primary School and Currie High School. The area has a range of local retailers providing everyday requirements with many larger supermarkets close by including Sainsbury's at Inglis Green Road. The Gyle shopping centre and Hermiston Gait retail park are also within easy reach providing a further range of shops and services. Excellent leisure and recreational facilities are available locally including several golf courses, tennis courts, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith. The village is ideal for those commuting to the Riccarton campus of Heriot Watt University, Gogarburn or Edinburgh Business Park. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport.





Approx. Gross Internal Floor Area 249.06 Sq M / 2681 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
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