










Offers Over
£550,000

3 Woodhall Millbrae

Juniper Green | Edinburgh | EH14 5BH

This beautifully presented modern family home enjoys a tranquil setting near the Water of Leith in the popular village of Juniper Green. Close to highly regarded schools, excellent local amenities and convenient transport links, the property provides the ideal home for a growing family and early viewing is highly recommended.

-  4 bedrooms
-  2 reception rooms
-  2 Bathrooms
1 Guest Cloakroom/WC
-  Private Gardens
-  Driveway
-  EPC rating – C
-  Council tax band - G



Description

Offered for sale in true move-in condition, this stylish end of terrace house offers generously proportioned accommodation over three floors. At ground floor level the stunning open plan kitchen/dining/reception room offers the perfect setting for both family life and entertaining. The smart contemporary kitchen area is fitted with a good range of wall and base units with integrated Siemens appliances. There is a useful separate utility room and a guest cloakroom/WC. Ample built-in storage is provided and a side door gives access to both the driveway and garden. Stairs rise to the first floor where the impressive principal reception room offers ample space for large scale living and dining furniture and has French doors giving direct access to the garden. The spacious principal bedroom is also on the first floor and enjoys an elevated position to the front of the property. There are large built-in wardrobes and a luxurious four piece en-suite bathroom. To the second floor there are three further double bedrooms and a modern family bathroom. Benefits on offer include gas central heating and full double glazing, ample built-in storage on each floor and additional loft storage space.



Extras

The fixtures and fittings are to be included in the sale including the integrated kitchen appliances, washing machine, curtains, blinds and light fittings. There is an EV charge point and smart meter also included.

Gardens and Parking

A particular feature of the house is a large enclosed garden to the rear which enjoys beautiful views towards the Pentland Hills. The garden has been attractively landscaped with lawn and decking areas including a raised barbeque area offering the perfect setting for al fresco dining. To the front, the house is set back from the street with lawn and paved pathway to the front door. A two-car driveway with EV charge point is located to the side, with further visitor parking available on the street.

Viewing

Please contact Neilsons on 0131 625 2222.

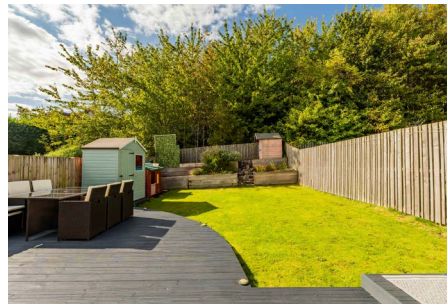




Location

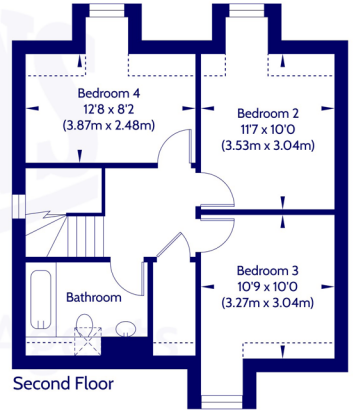
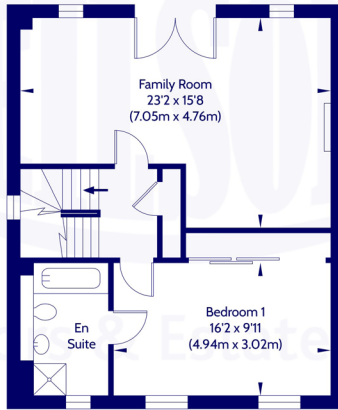
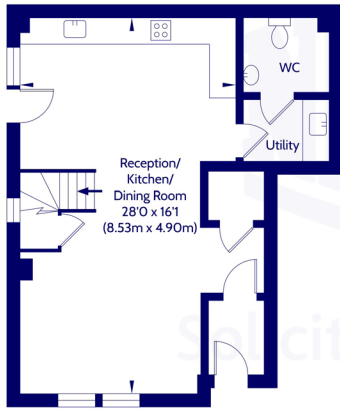
The historic mill village of Juniper Green lies to the southwest of Edinburgh city centre close to Colinton, Currie and Balerno. The area is ideal for the commuter with the City Bypass on hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport, Curriehill Railway Station is nearby and regular public transport serves the City Centre and surrounding areas.

Highly regarded local schools are available within walking distance of the property from nursery to secondary level with the independent George Watsons College and George Heriots also available on direct bus routes. 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, The Pentland Hills Regional Park and picturesque 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.





Approx. Gross Internal Floor Area 158.32 Sq M / 1704 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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