



Solicitors & Estate Agents






Offers Over

£595,000

53 Juniper Avenue

Juniper Green | Edinburgh | EH14 5EE

An exceptionally appealing detached villa, quietly tucked away on a charming residential street and enjoying a superb location in Edinburgh's leafy Juniper Green area. Presented in attractive move-in condition throughout, the property offers spacious and flexible family living, with excellent commuter links and access to some of the capital's most beautiful walks and open countryside.

-  4 bedrooms
-  2 public room
-  3 bathrooms
-  Two allocated parking spaces
-  Private front and rear gardens
-  EPC rating – B
-  Council tax band- G



Description

The accommodation briefly comprises: entrance hallway with built-in storage, carpeted stair to the upper level and convenient downstairs shower room/guest bathroom, comfortable front facing reception with attractive flooring and tasteful neutral décor, stylish and generously proportioned dining kitchen which enjoys a dual, south and west facing aspect and features sliding doors leading directly out to the rear garden, the kitchen area has been fitted with a superb range of sleek contemporary units, with contrasting worktops and a selection of high quality integrated appliances, and useful utility room on the lower level.

On the first floor you have two good sized double bedrooms, a further smaller double bedroom, and modern shower room with two piece suite and tiled enclosure. The space concludes on the top floor with a spectacular principal bedroom, boasting a bright dual facing aspect, en-suite bathroom and a substantial walk-in wardrobe with Velux type window, which would work well as a home office or nursery.



Extras

All white goods, integrated appliances, blinds and the washing machine will be included.

Gardens, Garage & Driveway

To the front of the house there is a small low maintenance garden, meanwhile a side lane leads to the rear of the property and two allocated parking spaces. To the back of the property is a neat southwest facing garden which is fully enclosed and has been laid with porcelain paving, with artificial grass and well stocked small tree and climbing plant beds.

Viewing

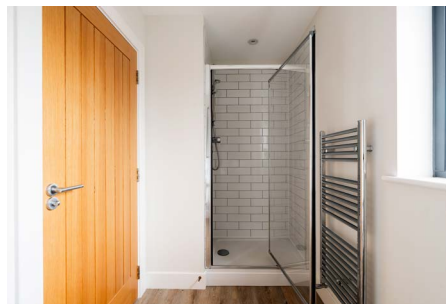
By appointment through Neilsons (0131 625 2222).





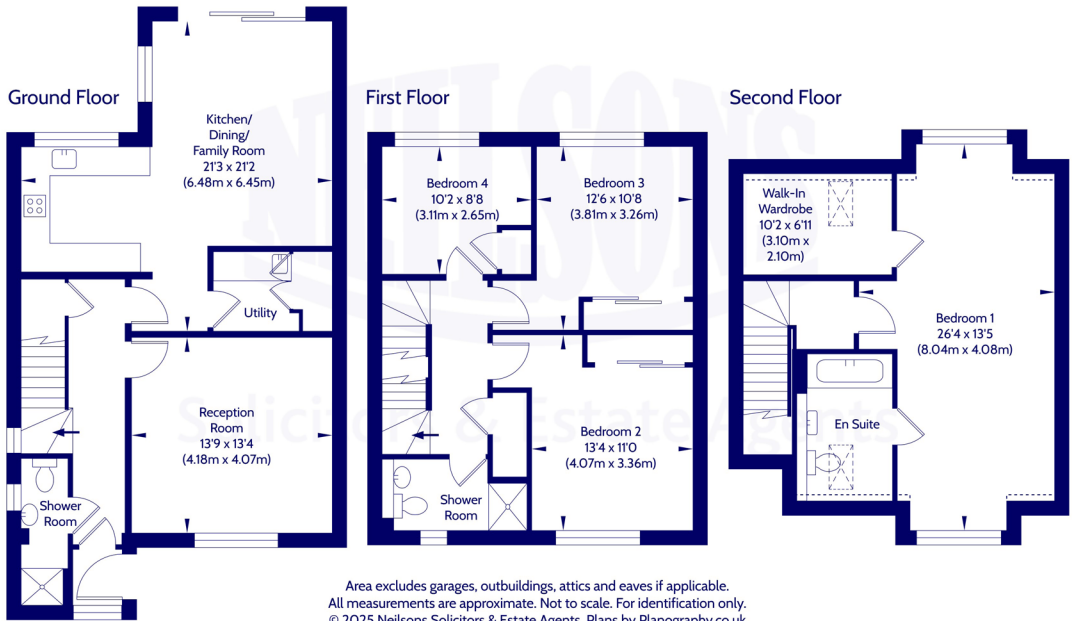
Location

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 161.27 Sq M / 1736 Sq Ft.



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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