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Fixed Price

£175,000

4 Juniper Lane

Juniper Green | Edinburgh | EH14 5EH

Rarely available two bedroom main door upper villa, quietly positioned within a lovely residential pocket of the much sought-after Juniper Green district. Benefitting from a private garden whilst being situated close to excellent amenities and transport links, the property is suited to a variety of purchasers including first-time buyers and buy-to-let investors.

-  2 beds
-  1 public
-  1 bathroom
-  Private and shared gardens
-  On-street parking
-  EPC Band - D
-  Council Tax Band - B



Description

Internally, the accommodation briefly comprises of; welcoming entrance staircase with handy built-in storage provisions, landing, bright and airy lounge/kitchen/diner with a range of integrated and freestanding white goods, breakfast bar, lovely leafy outlook, and a sizeable storage cupboard with attic access, first double bedroom with room for freestanding furniture, second single bedroom offering flexible use as a home office/study, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated electric hob and oven, freestanding fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property also offers a generously-sized private garden, mostly laid to lawn with a garden shed, for residents to make their own and enjoy during the better weather. There is also a shared drying green. For the car owner, there is unrestricted on-street free parking.

Viewing

By appointment through Neilsons 0131 625 2222.





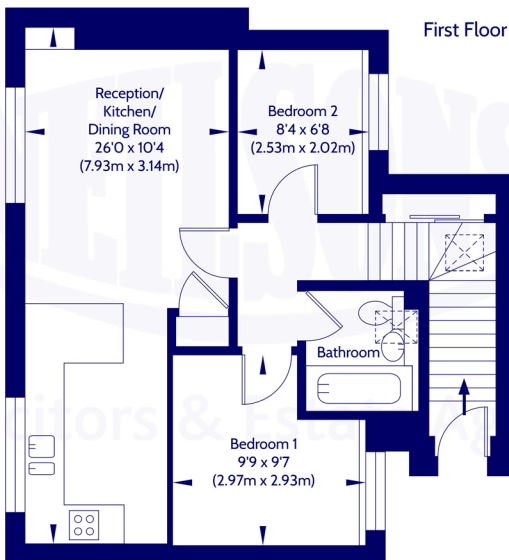
Location

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 48.36 Sq M / 521 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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