










Fixed Price

£180,000

4 Juniper Place

Juniper Green | Edinburgh | EH14 5TX

Rarely available end terraced villa, quietly situated in a cul de sac in the popular residential area of Juniper Green, close to good local amenities and excellent transport links. In move in condition and with its own private front garden, this property would make a fantastic purchase and viewing is highly recommended.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Private front garden
-  Residents on street parking
-  EPC rating – D
-  Council tax band - C



Description

Laid out over two levels, the downstairs accommodation briefly comprises of an entrance vestibule, bright lounge with a deep storage cupboard and stairs leading to the first floor, and a kitchen with a range of wall and base units with splashback tiling. Moving upstairs there is a shelved cupboard on the landing, a double bedroom with storage cupboard, and a bathroom with a four piece suite including a bath and separate shower cubicle. There is also a hatch to the attic .

The property further benefits from a partial electric heating system and double glazing.



Extras

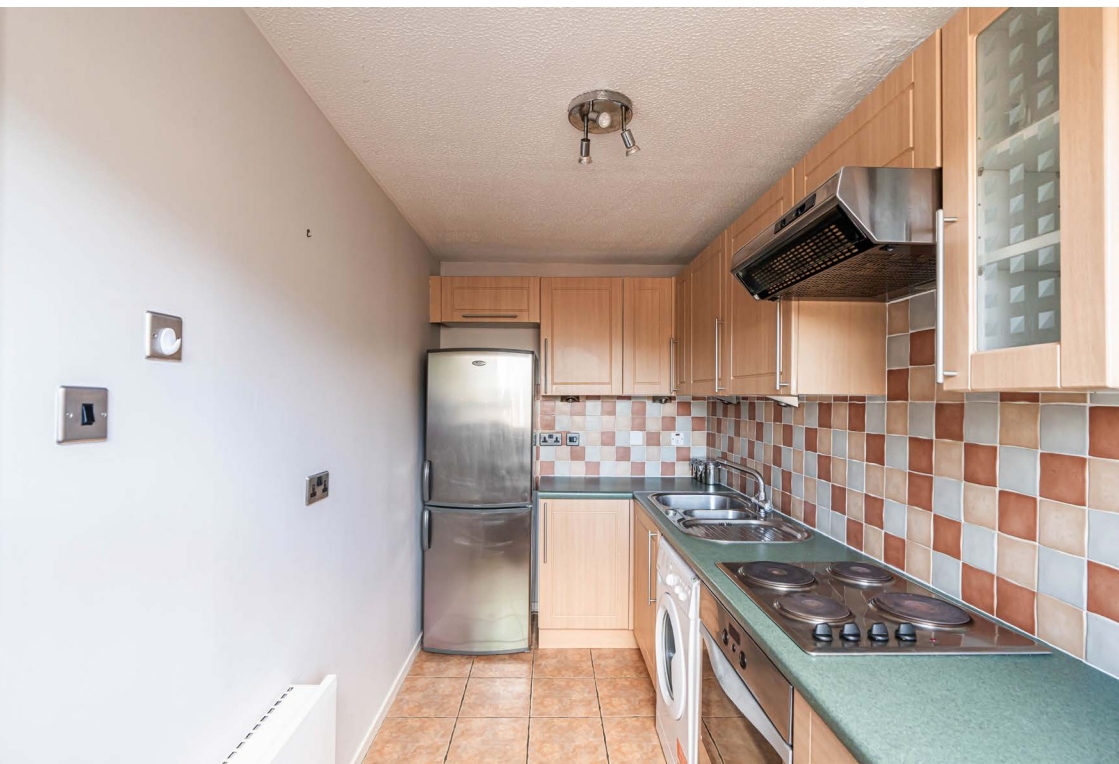
All fixtures and fittings will be included in the sale along with the electric oven and hob, fridge/freezer and washing machine.

Gardens and Parking

There is a good size, easy maintenance, private front garden and residents on street parking is available.

Viewing

By appointment through Neilsons (0131 625 2222).





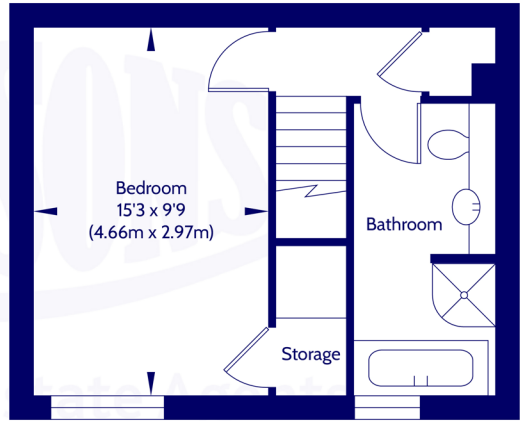
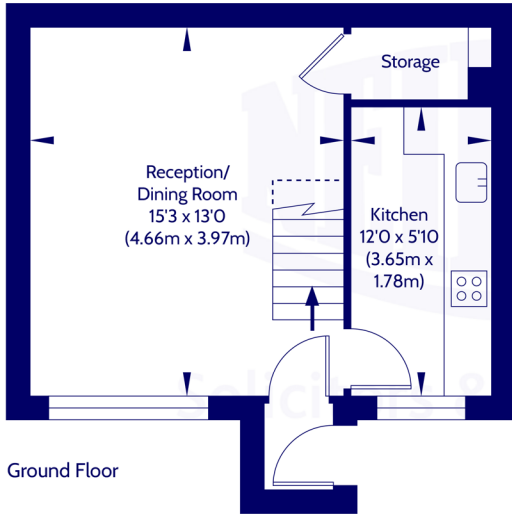
Location

The historic mill village of Juniper Green lies to the south west of the City Centre close to 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. The area has a range of local retailers providing everyday requirements with many larger supermarkets close by including Sainsbury's at Longstone. 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 55.47 Sq M / 597 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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