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Offers Over

£225,000

15 Woodhall Avenue

Juniper Green | Edinburg | EH14 5BU

A fantastic opportunity has arisen to acquire this charming three bedroom upper villa pleasantly positioned within the highly regarded Juniper Green district of the city. Close to many amenities and excellent transport links, the property will suit a variety of buyers.

-  3 beds
-  1 public
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



Description

Internally, the property briefly comprises; bright and airy lounge/diner with two Edinburgh press cupboards and a feature gas fireplace (currently disconnected), fully-fitted kitchen with tiling in splash areas whilst being styled with neutral coloured base and wall-mounted units, first generous double bedroom with superb storage provisions, ample space for freestanding furniture, and picturesque views of The Pentland Hills, second good sized double bedroom with fitted wardrobes with sliding mirrored doors, third double bedroom with a rear aspect offering flexible use as a home office/study, hallway with attic access, and a newly refurbished partially-tiled partially-paneled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. The freestanding cooker, fridge-freezer and washing machine along with other items may be available through separate negotiation.

Gardens and Parking

To the rear of the property is a sizeable private garden with mature fruit trees and offering tons of potential to new residents. There is also a shared drying green. For the car owner, there is unrestricted on-street parking for residents and visitors.

Viewing

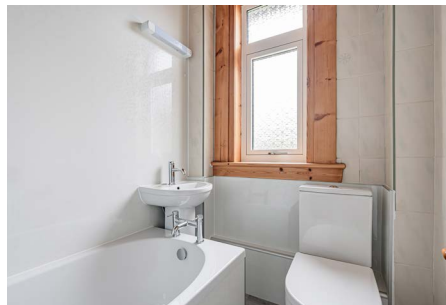
By appointment through Neilsons 0131 625 2222.





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 serving the city centre. 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 92 Sq M / 990 Sq Ft.



First Floor



Ground Floor

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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

