



Solicitors & Estate Agents










Offers Over

£345,000

6 Juniper Avenue

Juniper Green | Edinburgh | EH14 5EE

Neilsons are delighted to bring to the market this extended, semi-detached villa situated in the desirable district of Juniper Green. Offering well proportioned accommodation in move in condition, the property is located close to local amenities, transport links and green spaces and is sure to have a wide appeal in the market with viewing being highly recommended.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Front and rear gardens
-  Garage & driveway
-  EPC rating – D
-  Council tax band - E



virtually staged by HOMELii

Description

Laid out over two levels, downstairs briefly comprises entrance hallway with understairs storage, bright and airy lounge, open plan to a dining room which leads to a family room/kitchen with a range of modern wall and base units with co-ordinated worktops, subway style splashback tiling and double doors leading to the rear garden.

Moving upstairs there is a naturally lit landing, two double bedrooms, one single bedroom, and a bathroom with a white suite, heated towel rail, and overhead rainfall shower. The property further benefits from gas central heating and double glazing.

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Included in the sale will be the induction hob and electric oven, and integrated fridge/freezer, dishwasher, washing machine and microwave.

Gardens and parking

A front garden welcomes you to the property and to the rear is a fully enclosed, easy maintenance garden with astro turf and a patio area, offering a lovely space for dining in the warmer months and a safe place for children and pets to play. There is a detached single garage with up and over door, a driveway provides off street parking, with on street parking also available. There is also an EV charging point.

Viewing

By appointment through Neilsons (0131 625 2222).





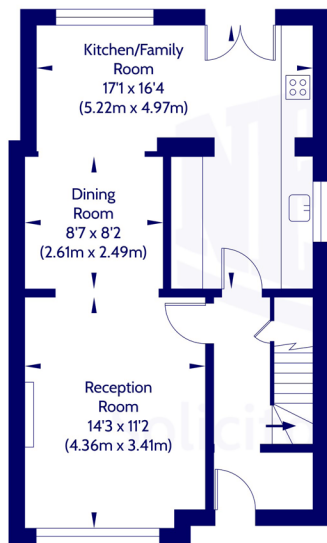
Location

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 from nursery to secondary level. 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.

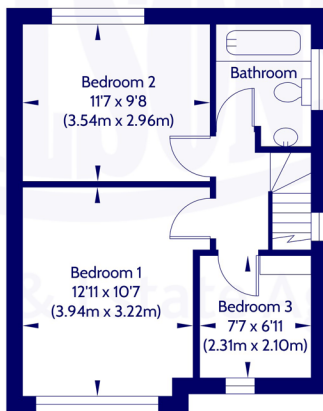




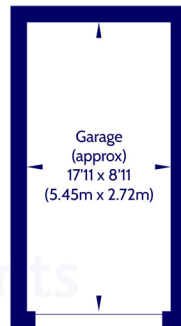
Approx. Gross Internal Floor Area 87.29 Sq M / 940 Sq Ft.



Ground Floor



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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