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Offers Over

£535,000

4 Woodhall Terrace

Juniper Green | Edinburgh | EH14 5BS

This beautifully presented, red sandstone-fronted mid-terrace Edwardian villa is nestled in a tranquil setting in the heart of the conservation village of Juniper Green. Boasting a wealth of original features, this delightful home combines timeless charm with modern comforts, close to excellent amenities, schools and transport links.

-  4 bedrooms
-  2 reception rooms
-  1 Bathroom & guest WC
-  Private Gardens
-  Free on street parking
-  EPC rating – D
-  Council tax band - F



Description

The accommodation begins with a bright and welcoming vestibule and hallway with attractive period features, setting the tone for the rest of the home. To the front, a beautifully proportioned bay-windowed reception room showcases elegant period details including ornate corning, an Edinburgh press, and a fireplace with a living flame gas fire, creating a warm and inviting space. This flows effortlessly into a generous dining area to the rear, ideal for both relaxed family living and entertaining. The heart of the home is the sociable kitchen/breakfast room, flooded with natural light and opening directly onto the garden through patio doors. Well-appointed with an integrated oven, combi oven/microwave, gas hob, extractor hood, and dishwasher, the kitchen also includes an American-style fridge freezer and washing machine included in the sale. A convenient downstairs WC completes the ground floor. A split-level staircase leads to the upper floor, where you'll find three generous double bedrooms and a fourth single bedroom, offering flexible accommodation for families or home working. The family bathroom is finished with a white suite and an over-bath shower. A built-in cupboard on the landing provides useful additional storage. Benefits on offer include gas central heating and full double glazing.



Extras

The fixtures and fittings are to be included in the sale including the integrated kitchen appliances, washing machine and fridge freezer.

Gardens and Parking

The property benefits from attractive private gardens to both the front and rear. The generous rear garden includes lawn and patio areas, with a playhouse and shed included. A rear gate provides convenient pedestrian access. Ample free on street parking is available to the front.

Viewing

By appointment. Please contact 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 easy reach 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 118.81 Sq M / 1279 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.





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