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Offers Over

**£180,000**

## 14/6 Juniper Place

Juniper Green | Edinburgh | EH14 5TX

A fantastic opportunity has arisen to purchase this bright and spacious second (top) floor flat, pleasantly situated within a quiet established leafy development with ample parking and beautifully maintained communal gardens. Close to excellent commuter links and local amenities this property would undoubtedly appeal to the young professionals and internal viewing is recommended.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  On-street parking
-  Communal Gardens
-  EPC rating – C
-  Council tax band - D



## Description

The accommodation in brief comprises: secure entry system, welcoming entrance hallway with excellent built-in storage, generously proportioned lounge open plan to dining area with large windows pleasantly overlooking the communal garden, fitted kitchen, light and airy principal bedroom with fitted wardrobes, second well proportioned double bedroom with fitted wardrobes and bathroom with three-piece suite and shower over bath. Further benefits include electric heating & double glazing.





## Extras

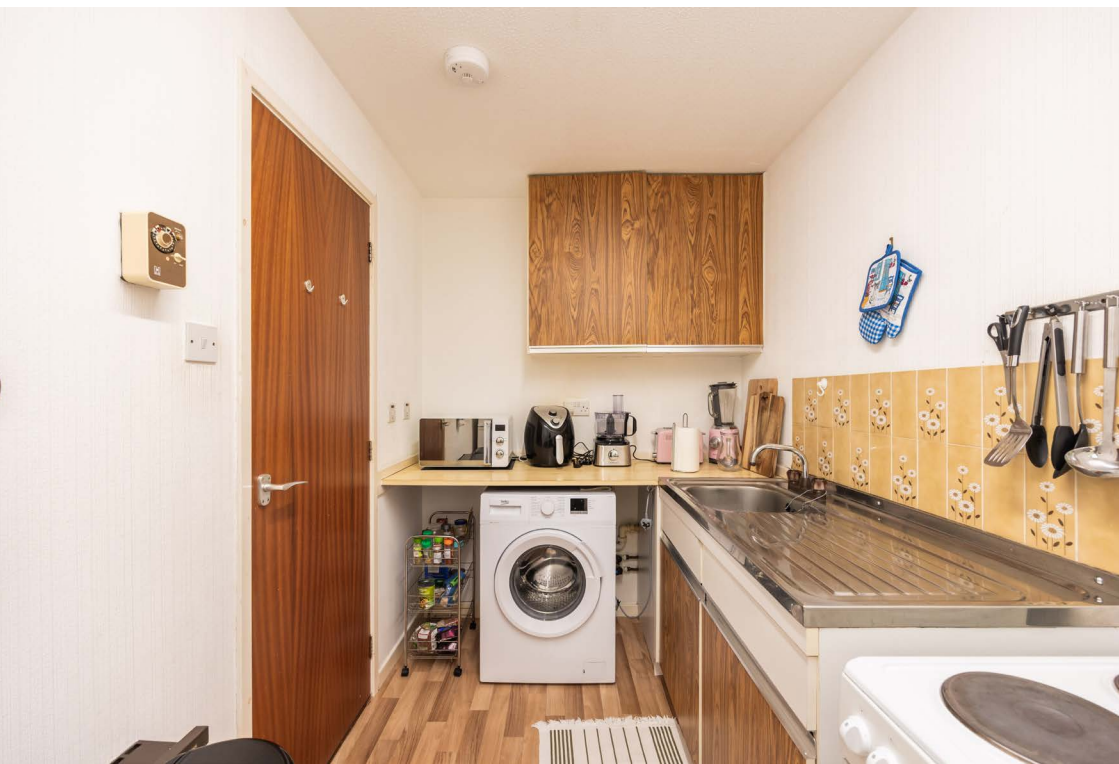
All fitted floor coverings, blinds and curtains will be included in the sale together with the washing machine, cooker, tumble dryer and fridge/freezer. Other items of furniture can be included if desired.

## Gardens & Parking

There is ample unallocated residents parking within the development and a beautifully maintained communal garden is located to the rear of the block. There is a fee payable for the upkeep of the garden which is approximately £100 per year.

## Viewing

By appointment through Neilsons (0131 625 2222).





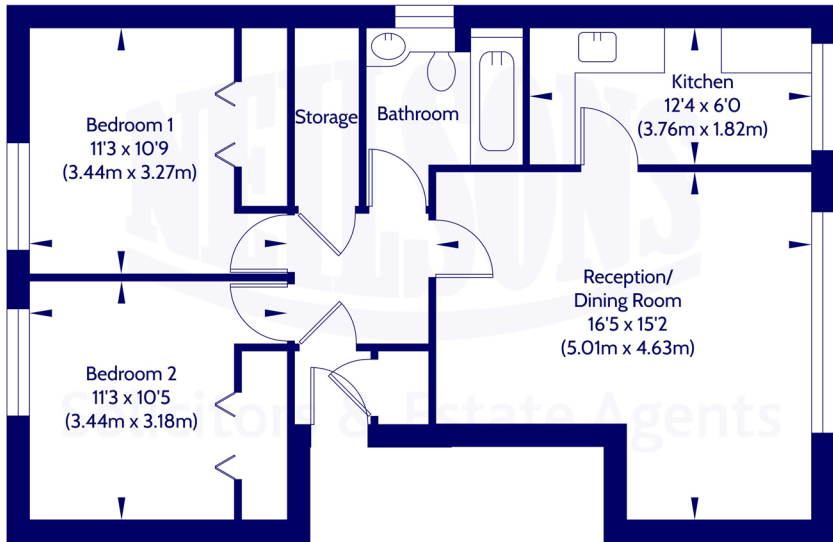
## Location

The village of Juniper Green lies to the southwest of the city centre close to Colinton, 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 and beyond. 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 62.5 Sq M / 673 Sq Ft.



Second 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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