



Solicitors & Estate Agents



Fixed Price

£195,000

13 Juniper Terrace

Juniper Green | Edinburgh | EH14 5EF

An appealing main door double upper, forming part of a peaceful leafy terrace and enjoying a superb location in the capital's desirable Juniper Green area.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  On-street free parking
-  Communal drying green
-  EPC rating – C
-  Council tax band- B



Description

Internally the property would now benefit from a degree of cosmetic work throughout and offers the opportunity to create an individually designed home, within easy reach of the city centre and some delightful green spaces and countryside walks.

The accommodation briefly comprises: entrance hallway with stair to the upper level, good sized reception/dining room which enjoys a bright southerly facing aspect and has scope to be altered into an open plan reception/kitchen (STC), well equipped kitchen which has been fitted with a variety of contemporary base and wall mounted units with coordinated worktops, splash tiling and integrated appliances, downstairs double bedroom, main bathroom with three piece white modern suite, upstairs principal bedroom with excellent built-in storage and attractive en-suite shower room.



Please note that this property has been subject to virtual staging to show the effects of a makeover. The property is currently empty and we have included the before shots for full transparency.

Extras

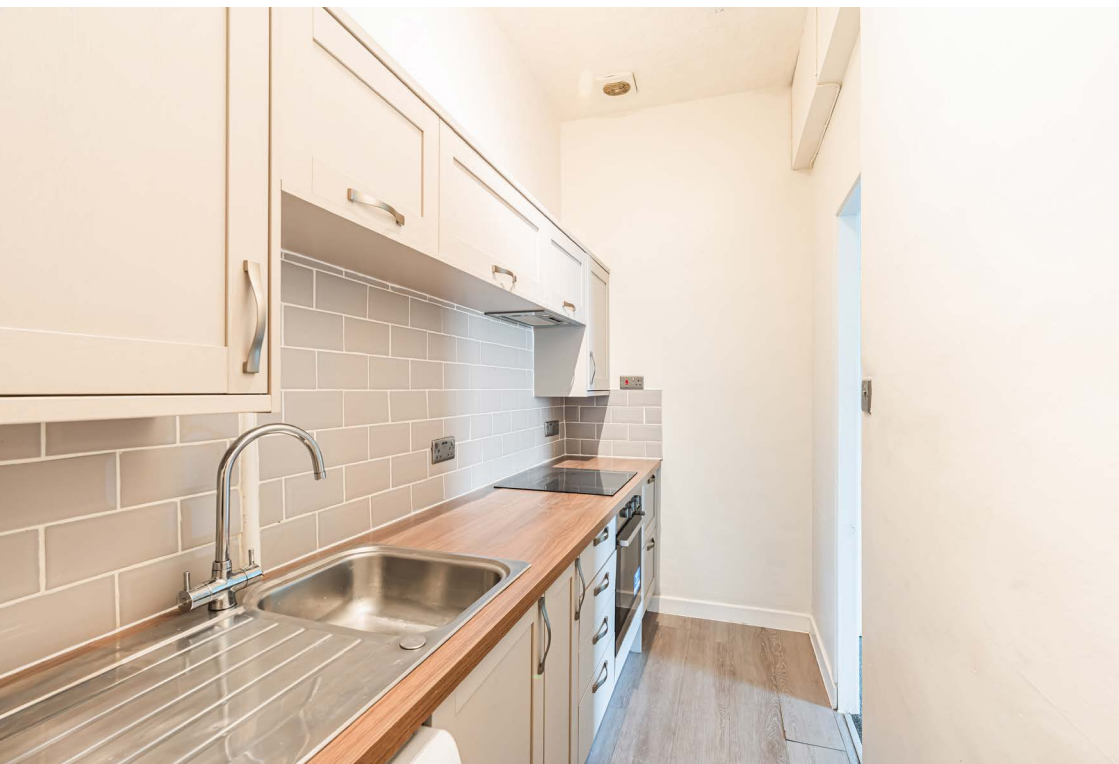
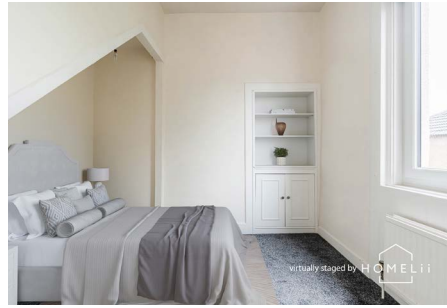
The property will be sold as seen with all fixtures, fittings, white goods and integrated appliances.

Gardens and Parking

The property is accessed via a shared pathway bordered by trees and there is also a communal drying area/lawn. Unrestricted on-street parking is available on the adjacent streets.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

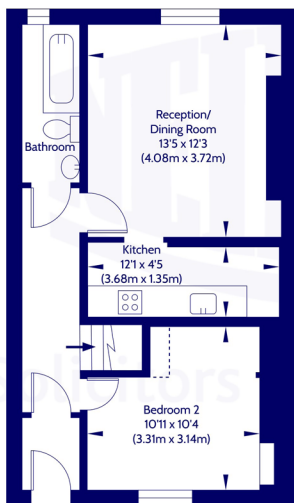
The historic mill village of Juniper Green lies to the southwest of Edinburgh city centre close to Colinton, Currie and Balerno. The area is ideal for the commuter with the City Bypass on hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport, Curriehill 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.



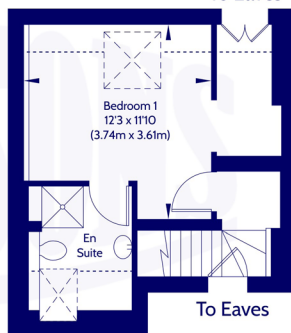


Approx. Gross Internal Floor Area 65.22 Sq M /702 Sq Ft.

First Floor



Second 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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