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Offers Over

**£350,000**

## 29A Woodhall Terrace

Juniper Green | Edinburgh | EH14 5BR

Occupying a generous plot within the desirable suburb of Juniper Green, this detached bungalow offers flexible living space, alongside a garage, and ample off-street parking. The property further benefits from a south-facing rear garden and is ideally positioned close to local amenities, transport links, and open green spaces, making it sure to appeal to a wide range of buyers.

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



## Description

Laid out over one level, the property is entered via a welcoming vestibule with cloaks cupboard and hallway. The bright dual-aspect lounge provides a comfortable space to relax, with a feature stone fireplace and a living flame gas fire creating a natural focal point. The kitchen is fitted with a range of wall and base units with co-ordinated worktops and tiled splashbacks and provides direct access to the side of the home. The dual aspect principal bedroom (currently set as a dining room) has French door opening directly onto the rear garden, offering a wonderful connection to the outdoors. Two further double bedrooms are both enhanced by built-in wardrobes, while the shower room is finished with a white suite, heated towel rail and overhead rainfall shower. An attic, accessed via Ramsay ladder, provides useful additional space for storage and the property further benefits from gas central heating and double glazing.



## Extras

All fitted floor coverings, curtains and blinds will be included in the sale together with the 5 ring gas hob with stainless steel extractor hood, built in microwave and electric oven, washing machine, and integrated fridge/freezer.

## Gardens and parking

To the rear, the property enjoys a fully enclosed south-facing garden with a neat lawn and decked seating area, providing a private setting for outdoor relaxation or entertaining. At the front, a driveway sets the house back from the street, offering off-street parking for several cars, and leads to the attached garage, which is fitted with power, light and a rear access door to the side of the property.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

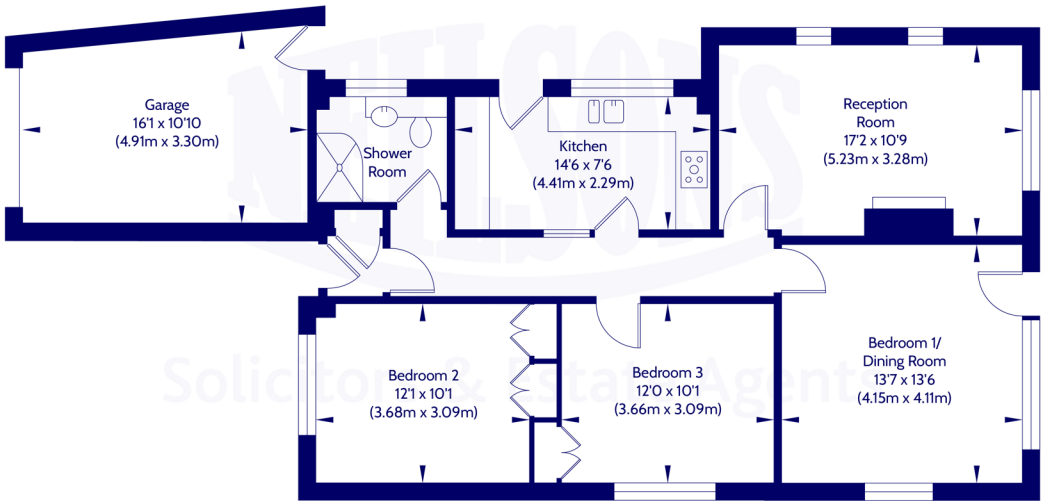
The historic mill village of Juniper Green lies to the southwest of Edinburgh city centre close to Colinton, Currie and Balerno. The area is ideal for the commuter with the City Bypass on hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport, Curriehill 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 85.94 Sq M / 925 Sq Ft.

### 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.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

