



Solicitors & Estate Agents



Offers Over

£690,000

Thornbank, 630 Lanark Road

Juniper Green, Edinburgh, EH14 5EW

A superb and unique semi-detached stone built house in the heart of Juniper Green, a charming conservation village to the southwest of Edinburgh city centre, offering an enviable lifestyle on the edge of the Pentland Hills Regional Park, yet within easy reach of the city, the airport, excellent local amenities and highly regarded schools.

-  6 Bedrooms
-  2 Reception rooms
-  1 Bathroom & guest WC
-  Substantial gardens
-  Large driveway
-  EPC Rating – D
-  Council Tax Band – G



Description

The house offers generous and flexible accommodation over two floors set within substantial garden grounds, providing the ideal setting for both family life and entertaining, along with scope for further extension if desired (subject to the usual planning and consents). Believed to have once been the home of a master craftsman, the house features impressive plasterwork of historic and architectural significance to the vaulted ceiling in the hall and to the principal bedroom, which features a stunning painted ceiling and ornate cornice and ceiling rose. To the ground floor the house has been extended to the side, creating two additional rooms which can be used flexibly as bedrooms or reception rooms or offer the ideal work-from-home space with direct access to the rear. The accommodation briefly comprises: entrance porch, hallway with cloaks storage, dining room to the front with serving hatch to the kitchen which is to the side of the house with walk-in pantry and small hallway leading to the utility room to the rear with door to the garden. There are two bedrooms to the original part of the house on the ground floor and two within the side extension which also has a guest WC. A curved stone staircase rises to the galleried upper landing where there is a delightful dual aspect drawing room with charming period features, two further bedrooms and a family bathroom with white suite and over bath shower.



This property has superb potential to remodel and upgrade to suit individual taste and further benefits from gas central heating with double glazing to the porch and side extension.

Extras

All light fittings, curtains and window blinds shall be included in the sale along with the white goods.

Gardens, Parking and Outbuildings

A particular feature of this home is the substantial garden ground to the front, side and rear. The front garden sets the house back from the street and is laid to lawn with mature trees and shrubs and a central gated pathway to the front door. To the side, there is a substantial driveway offering off street parking for multiple vehicles. To the rear of the house is an extensive garden with a superb BBQ hut included in the sale, ideal for family gatherings and entertaining whatever the weather. There are lawn and seating areas, including a sheltered patio ideal for al fresco dining, and a wide selection of mature plants, shrubs and fruit trees. There are two stone-built sheds which have power and light, offering superb storage space and an additional timber tool shed which is also included in the sale.

Viewing

By appointment through Neilsons on 0131 625 2222.

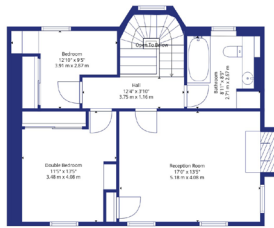




Location

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 walking distance 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 nearby including several golf courses, tennis courts, Craiglockhart Sports Centre, The Oriam at Heriot Watt and the Lost Shore Surt Resort and the EICA at Ratho. For outdoor enthusiasts the Pentland Hills Regional Park and picturesque walks along the Union Canal and the Water of Leith can be reached within walking distance of the front door. Juniper Green is ideal for those commuting to the Riccarton campus of Heriot Watt University, Gogarburn or Edinburgh Business Park.





Floor 2



Floor 1

TOTAL: 1817 sq. ft, 169 m2

FLOOR 1: 1107 sq. ft, 103 m2, FLOOR 2: 710 sq. ft, 66 m2

EXCLUDED AREAS: UTILITY: 68 sq. ft, 6 m2, STORAGE: 154 sq. ft, 15 m2, UNDEFINED: 9 sq. ft, 0 m2,

OPEN TO BELOW: 1 sq. ft, 0 m2, FIREPLACE: 10 sq. ft, 1 m2, WALLS: 177 sq. ft, 16 m2

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Solutions & Estate Agents

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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