



Offers Over

**£385,000**

## 6 Juniper Lane

Juniper Green | Edinburgh | EH14 5EH

Quietly tucked away within a peaceful residential lane in the highly desirable Juniper Green area, this charming and generously proportioned three-bedroom semi-detached villa offers an ideal home for the growing family. Enjoying a tranquil setting close to reputable schooling, excellent local amenities, and convenient transport links, the property combines traditional character with modern comfort and flexibility.

 3 bedrooms

 1 public room

 1 bathroom

 Private garden

 Driveway

 EPC Band - D

 Council Tax Band - D



## Description

A welcoming hallway leads through to a bright and spacious lounge, featuring twin windows, a gas fireplace, and fitted shelving and bookcases. Double doors connect seamlessly to the stylish kitchen/diner – a fantastic space for everyday family living and entertaining – fitted with a range of integrated appliances, sleek units, under-unit lighting, and a dual-aspect outlook providing excellent natural light. A convenient two-piece WC completes the ground floor accommodation.

Upstairs, the main bedroom is a generous double with dual-aspect Velux windows, fitted wardrobes, and access to a small loft space. The second bedroom offers good proportions and space for freestanding furniture, while the third bedroom features a traditional Edinburgh press cupboard, making an ideal single or home office. The family bathroom includes a corner jacuzzi bath, separate shower cubicle, Velux window, partial tiling, and a heated towel rail.

Further benefits include gas central heating and double glazing throughout.





## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens & Parking

Externally, a driveway for one car sits at the end of the shared lane, leading to a beautifully maintained private garden. This delightful outdoor space features a patio area, a well-kept lawn, mature surrounds, and additional structures including a lovely, powered summer house offering flexible use, and shed.

## Viewing

By appointment through Neilsons 0131 625 2222.





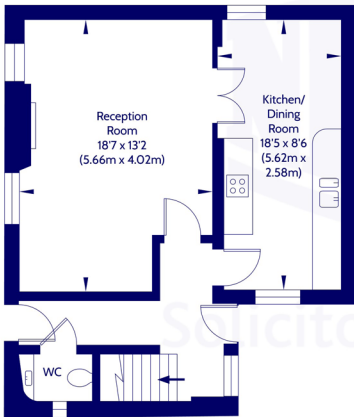
## Location

The historic mill village of Juniper Green lies to the south west of the city centre close to Currie, Colinton, 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. 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.

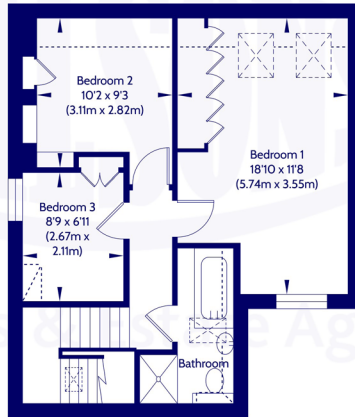




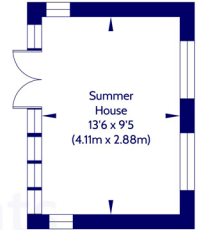
Approx. Gross Internal Floor Area 96 Sq M / 1034 Sq Ft.  
Approx. Gross Internal Area of Summer House 11 Sq M / 127 Sq Ft.



Ground Floor



1st Floor



Ground Floor

All measurements are approximate. Not to scale. For identification only.  
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- [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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