



545/1 Lanark Road, Juniper Green, EH14 5DE





## Welcome

Welcome to Lanark Road, this well-proportioned two bedroom ground floor apartment offers bright and spacious accommodation. The property forms part of a modern, factored block with residents parking and a secure entry system. Located in the popular Juniper Green area of Edinburgh close to many local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing

- Reception hallway with useful storage facilities.
- Living/dining room.
- Fully fitted breakfasting kitchen.
- Two double bedrooms each with built in storage.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Residents parking, further on street parking available.
- Shared garden.







## Juniper Green

Juniper Green is a suburb of Edinburgh, situated south-west on the outer edges. A very popular leafy residential area, ideally placed for commuters, with ease of access to, the city centre, whilst being within an easy reach to the city bypass, linking with Edinburgh International Airport. Still retaining a village feel, Juniper Green has good local amenities for your day to day needs, with more extensive shopping found at nearby Hemiston Gait and Gyle shopping centres. Sports facilities include rugby, tennis, swimming and golf at Baberton, as well as the championship Dalmahoy Country Club and Golf Course. Enjoy lovely walking, cycling or riding by the Water of Leith pathway or the Pentlands Hills Park. Excellent local schools including Balerno Community High School as well as playgroups, nursery and primary schools are within easy striking distance. The area is well served by public transport and has a local train station nearby providing services to and from the City Centre

## Notes

The kitchen appliances (sold as seen), curtains, blinds and fitted floor coverings are included. This property is factored by Trinity Factors with an approximate annual fee of £600 and is not inclusive of buildings insurance. Further information on the factors can be found on the factors website. This information is correct at the time of publication, but should be confirmed at the point of offer.



# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

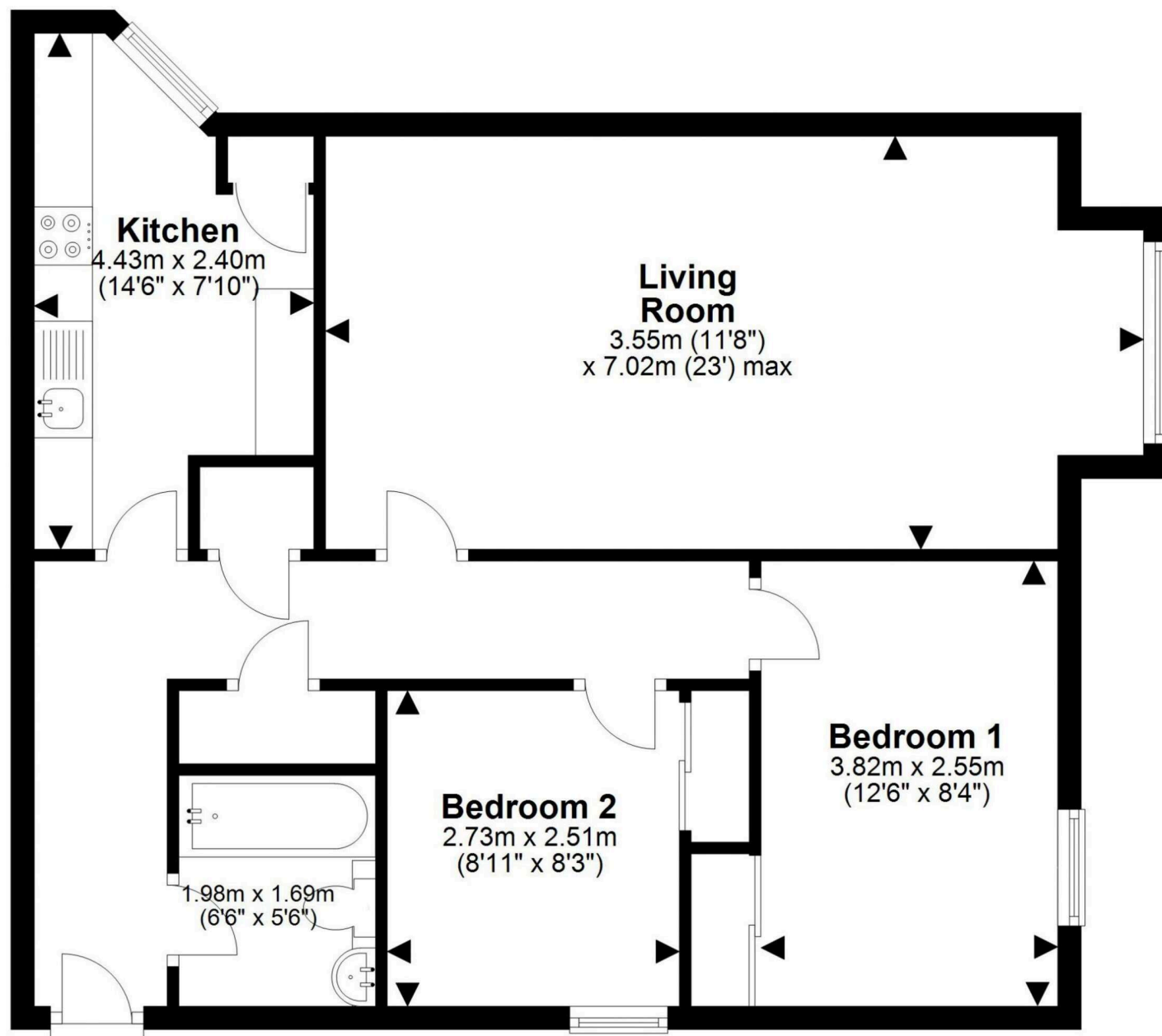
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

