



The Old School, 1a Woodhall Terrace, Juniper Green, EH14 5BS



Welcome

Welcome to Woodhall Terrace, a must on your viewing list! This charming two bedroom, main door apartment offers bright and spacious, open plan accommodation forming part of The Old School House renovations preserving original features to the exterior of the building, presenting an excellent opportunity to the first time buyer, those looking to downsize or indeed an investment opportunity. The property further benefits from a gated, enclosed private garden area to the front and an allocated parking space to the rear. Conveniently located in the sought-after Juniper Green area of Edinburgh, close to many local amenities, schooling and swift transport links. The property is presented to the market in immaculate order throughout, we would recommend an early viewing.

- Private main door entrance
- Welcoming reception hallway with excellent storage and utility cupboard
- Open plan living/dining and kitchen
- Two bedrooms, both with built in wardrobe storage
- Stylish bathroom comprising WC, wash hand basin and bath with shower over
- Loft storage accessed by a fixed ladder
- Gas central heating
- Double glazed windows featuring remote controlled blinds
- Allocated parking space with further on street parking available
- Private gated garden area to the front.





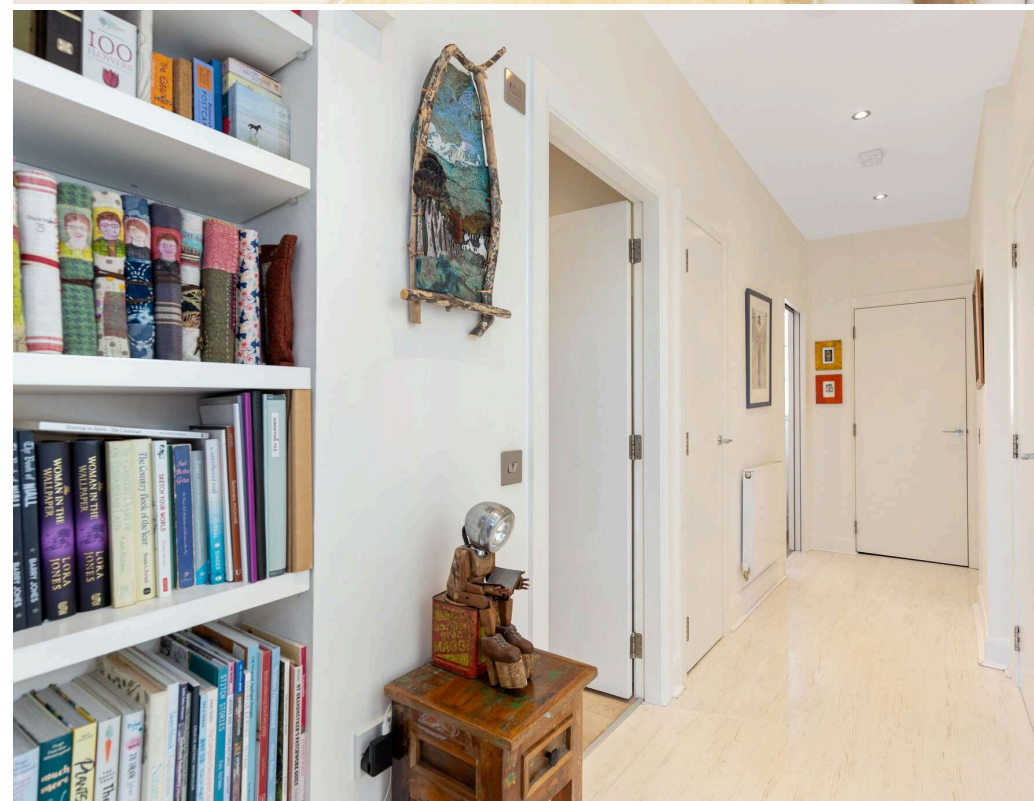


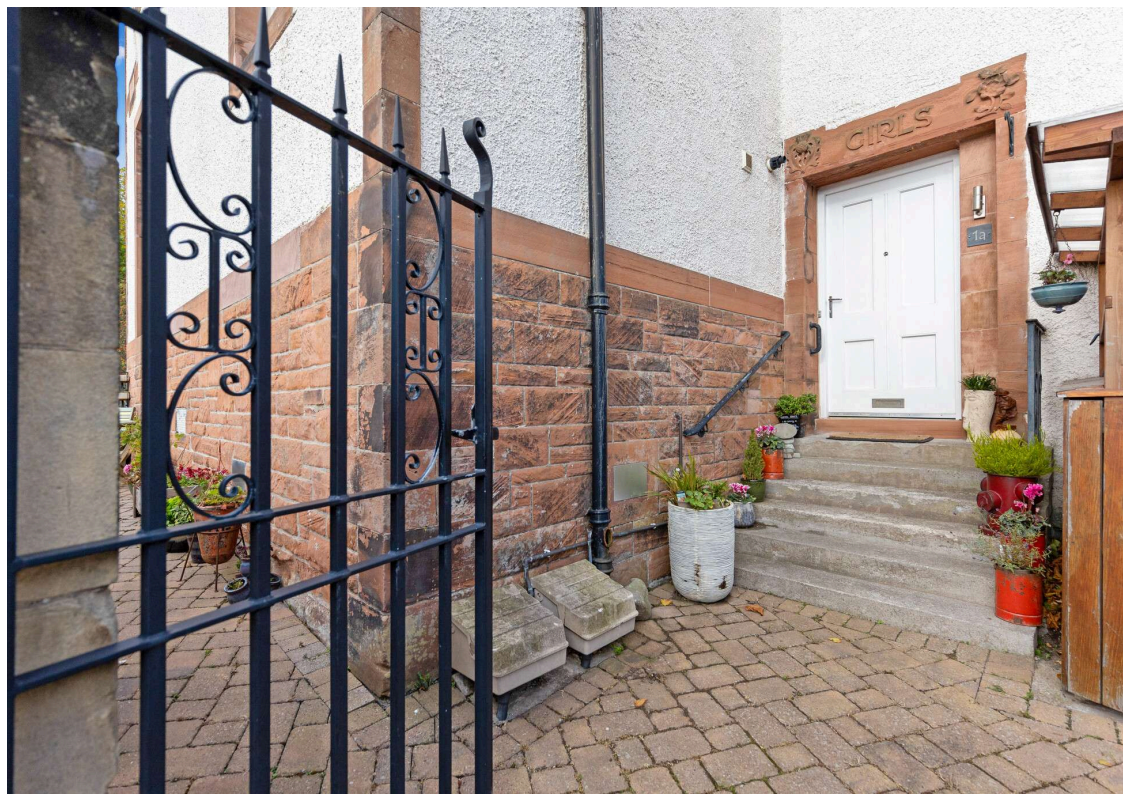
Juniper Green

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 easy reach 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 locally including several golf courses, tennis courts, Craiglockhart Sports Centre, The Pentland Hills Regional Park and picturesque walks along the Union

Extras

The conversion of the four flats is factored by Hacking & Paterson with an approximate annual fee of £736.00 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.





Get in touch

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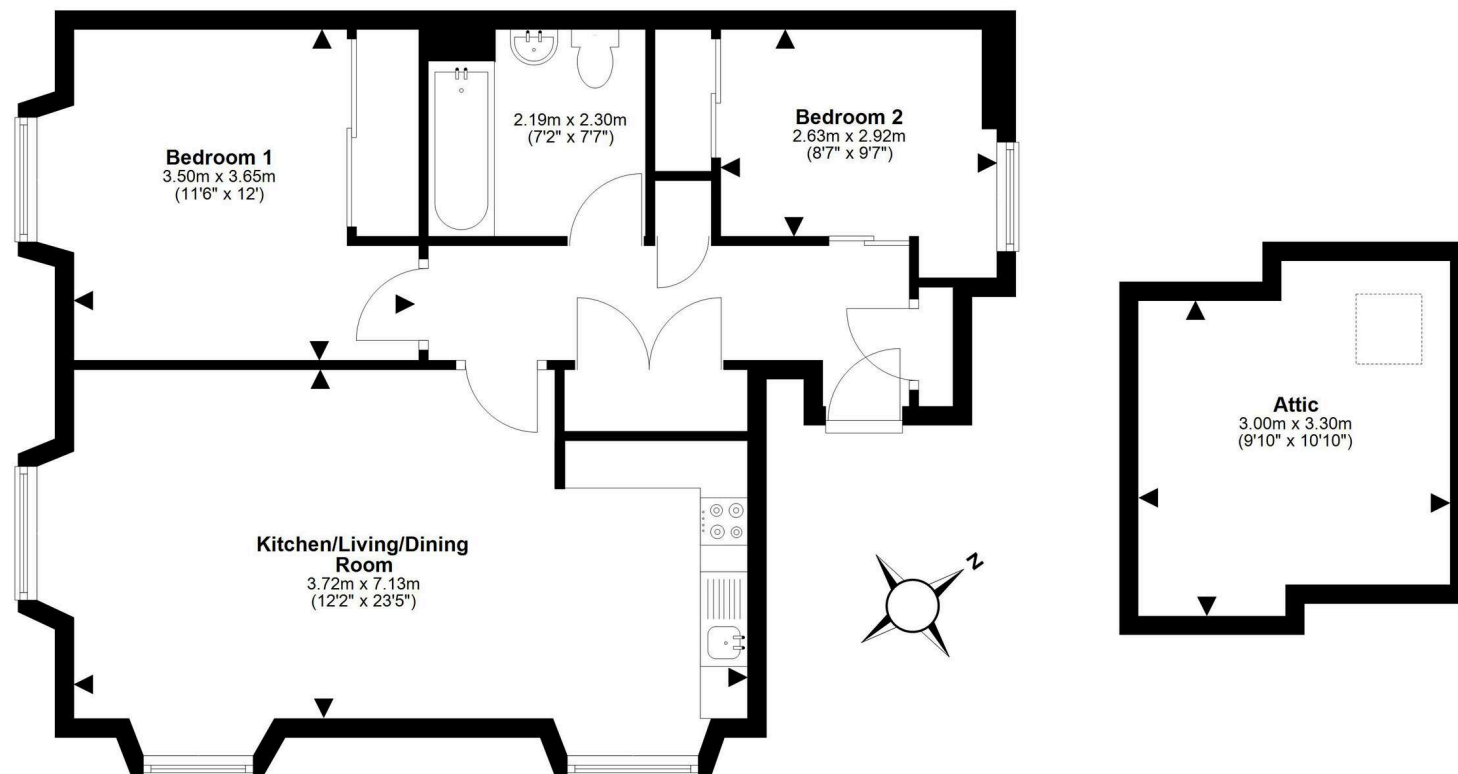
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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