



Location

This two-bedroom 1st floor flat is located in the popular village of Juniper Green, a highly regarded area on the South West outskirts of Edinburgh.

Juniper Green enjoys a delightful setting nestled beneath the Pentland Hills and is ideally situated for access to both the city centre and City Bypass which links with the major motorway network, Edinburgh International Airport and the Forth Bridges. A regular bus service provides access to the city centre and surrounding areas.

There are a range of local amenities to meet your daily needs, including a chemist, dentist, delicatessen/cafe and an Iceland food store with further shops in the nearby Currie and Colinton Village. For more extensive shopping requirements, The Gyle and Hermiston Gait retail park are only a short drive away.

A variety of recreational and leisure facilities are available including a nearby public park, cinema at Westside Plaza, the local bowling club, Baberton and Dalmahoy golf courses, Currie RFC and Midlothian Snowsports centre. Scenic country walks can be enjoyed in the Pentland Hills and along the Water of Leith Walkway and Cycle Path.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

- Entrance hallway with two storage cupboards
- Bright and spacious living/dining room with electric feature fire
- Fully fitted modern kitchen with built in hob, oven, extractor fan, fridge, freezer and washing machine: these items are believed to be in good working order though their condition is not warranted
- Master bedroom with fitted wardrobe space and ensuite shower room
- Second double bedroom
- Family bathroom with shower over bath, wash basin, vanity units and WC

Extra features

- Double glazing
- Under floor heating
- Secure entry system
- House manager
- 24-hour emergency response pull cord system and pendants
- Communal lounge and hobby room
- Guest suite
- Shared laundry
- Beautifully landscaped gardens
- Residents' permit parking (£250 per annum)
- Private locker room for golf equipment etc
- Bike/scooter store
- Monthly service charge £308.88



ALLINGHAM&CO

traditional values | modern practice

ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road
Edinburgh, EH13 0LH
TEL: 0131 447 9341

BUCKSTONE

4A Buckstone Terrace
Edinburgh, EH10 6PZ
TEL: 0131 447 9341

Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

