



Fantastic Two bedroom, first (top) floor flat



The property for sale is a fantastic, two bedroom, first (top) floor flat forming part of a mature modern development, set amidst well-maintained landscaped gardens. It benefits from stunning views towards the Pentland Hills Regional Park. The property is located in Juniper Green which offers a great blend of semi-rural living surrounded by countryside walks, combined with easy access to the city centre. The accommodation, which is well proportioned and spacious, comprises a hall with three storage cupboards; elegant sitting room with French windows opening onto a Juliette balcony, providing southerly panoramic views to the Pentlands; astragal doors from the sitting room provide access to the dining kitchen, which has wall mounted units and offers ample space for a table and chairs; master bedroom with built-in-wardrobes and ensuite shower room; double bedroom two with built-in-wardrobe; family bathroom with a white three-piece suite comprising WC, wash hand basin and bath with shower over. The flat benefits from an allocated parking space and generous visitor's parking.

Key Features

- Communal entrance stair
- Hall, with excellent storage
- Sitting room
- Breakfasting kitchen
- Master bedroom with en-suite shower room
- Second double bedroom
- Family bathroom
- Double glazing
- Gas central heating
- Loft space
- Communal grounds
- Residents allocated parking and visitors parking

This development is factored by Trinity Factors - approx. £380 per 6 months, this covers ground and building maintenance, cleaning and lighting of the common areas, plus reserve fund



Juniper Green

Juniper Green is a desirable residential suburb to the southwest of Edinburgh, approximately 5 miles from the City Centre, and is conveniently located for the Edinburgh City Bypass, major motorway networks, Queensferry Crossing and Edinburgh Airport. Regular bus services run to and from the city centre and surrounding areas. It has a pleasant rural village feel, with an active community and excellent local amenities, with more extensive shopping facilities available at nearby Hermiston Gait and the Gyle Shopping Centre. The property is situated within the catchment area of the highly regarded Juniper Green Primary School and Currie High School. Napier and Heriot Watt university campuses are also within easy reach. The area is well served for a variety of recreational and leisure facilities including the Bloomiehall Park, Pentland Hills Regional Park, the Water of Leith Walkway & Cycle Path, golf courses at Baberton and Kingsknowe, local sports, tennis and bowling clubs.



Extras

All fitted floor coverings, curtains, blinds, light fittings, fridge freezer, dishwasher, washing machine, double oven and gas hob. (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£285,000

EPC Rating

C

Tenure

Freehold

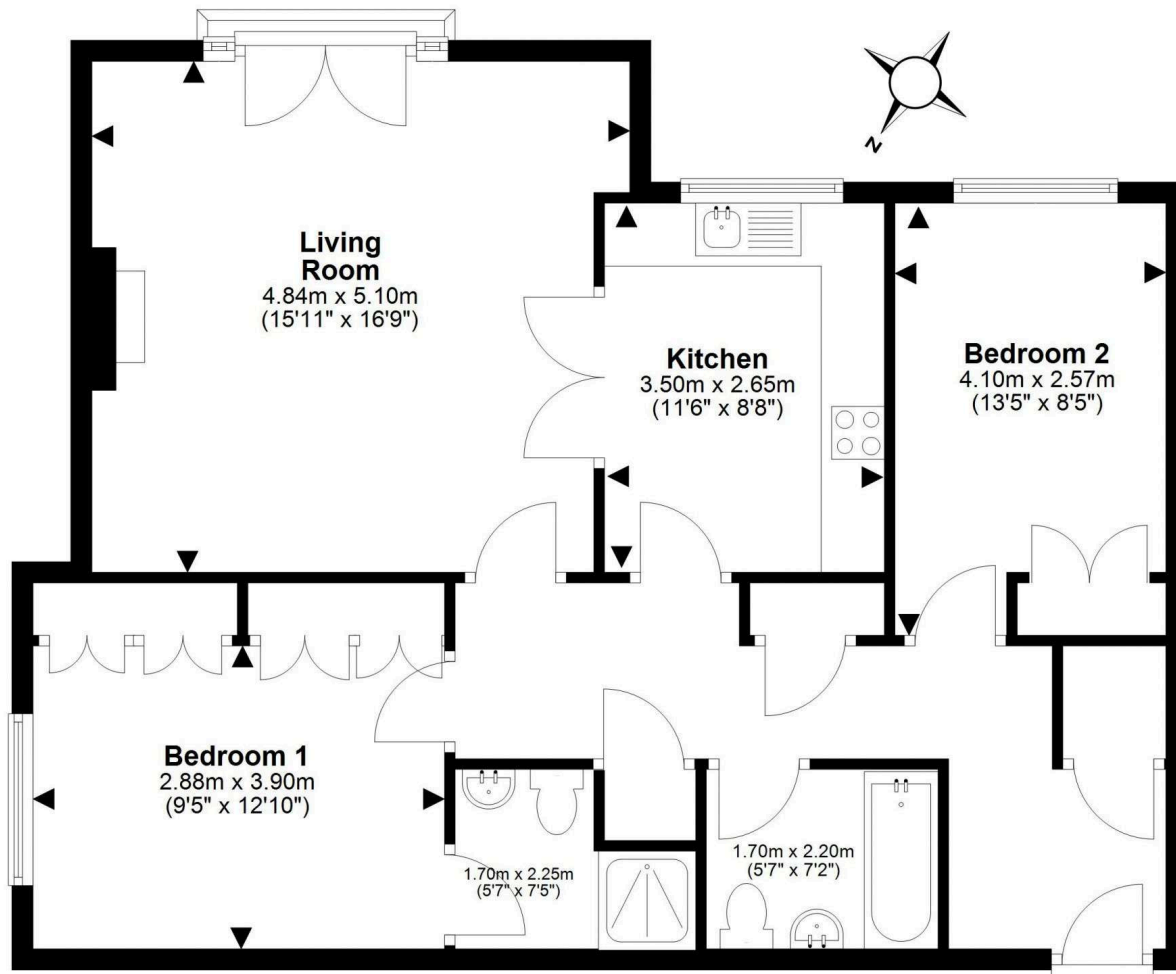












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