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7 JUNIPERLEE

JUNIPER GREEN, EDINBURGH EH14 5UA



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WELCOME TO

7 JUNIPERLEE, JUNIPER GREEN

Welcome to a traditional main-door lower villa which offers an abundance of charm, enjoying attractive interior design throughout that is sympathetic to the character of the property. The one-bedroom home features a quality kitchen and shower room, and it has the benefit of a communal garden as well. Furthermore, it is quietly located on a peaceful cul-de-sac by the local bowling green in the Juniper Green conservation area. Where just over the road from the lane is a footpath leading to the Water of Leith walkway, and straight out to the Pentland Hills, you can be in nature within a few minutes' walk. The property will certainly appeal to a wide variety of buyers, including downsizers, couples, commuting professionals, and first-time purchasers alike.

The home's private front door opens into a vestibule laid with Art Deco-style floor tiles. It provides a warm welcome and flows into an equally charming hall. In the living/dining room, olive décor and neutral tones are beautifully paired together with varnished wooden floorboards, creating an elegant aesthetic with a traditionally-inspired feel. The space is well proportioned and brightly lit. It also enjoys a shelved recess for display items. Next door, the kitchen is framed by fashionable metro-style splashbacks, alongside timber-toned cabinets and complementary worktops. It comes integrated with an oven, gas hob, and extractor hood, with a freestanding fridge/freezer, and a washing machine also included.







Meanwhile, the double bedroom is presented in earthy tones set against white detailing and wooden floorboards. It is an attractive look, enhanced by a southwest-facing aspect and a built-in mirrored wardrobe. Completing the home is a recently refitted shower room which features chic décor and tiling. It has a three-piece suite, and includes a towel radiator and a walk-in shower cubicle. Gas central heating with a Hive control unit so it can be controlled remotely, and double glazing ensure year-round comfort.

Outside, there is a neatly kept communal garden to the rear, which features a lawn and a drying area framed by established planting. On-street parking is also available in the vicinity.

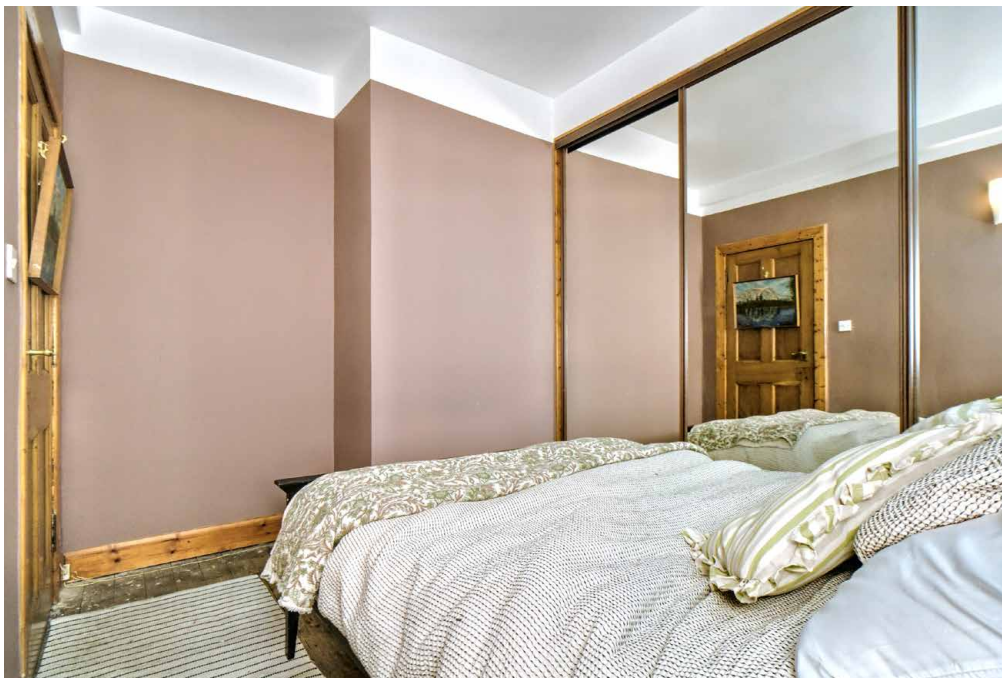
Extras: all fitted floor coverings, window blinds, light fittings, integrated appliances, a fridge/freezer, and a washing machine to be included in the sale.

FEATURES

- A charming traditional lower villa
- In the Juniper Green conservation area
- Quiet cul-de-sac setting
- Attractive interior design throughout
- Welcoming entrance vestibule and hall
- Well-proportioned living/dining room
- Quality fitted kitchen
- Double bedroom with built-in wardrobe
- Three-piece shower room with chic styling
- Neatly kept communal garden and drying area
- On-street parking in the vicinity
- Gas central heating and double glazing

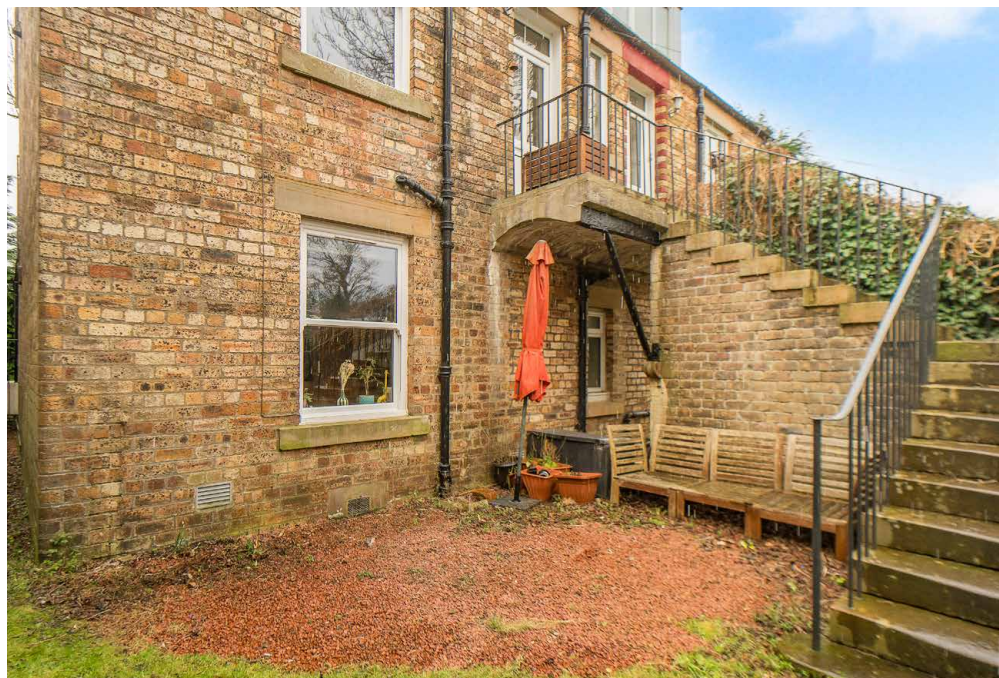
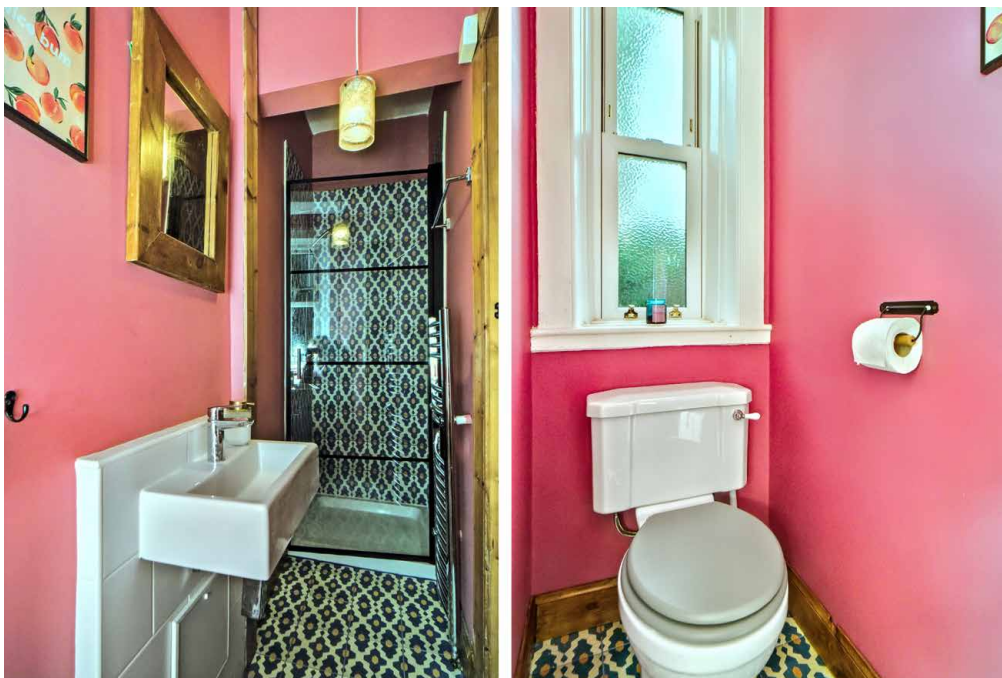






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THE DOUBLE BEDROOM IS
PRESENTED IN EARTHY TONES
SET AGAINST WHITE DETAILING
AND WOODEN FLOORBOARDS



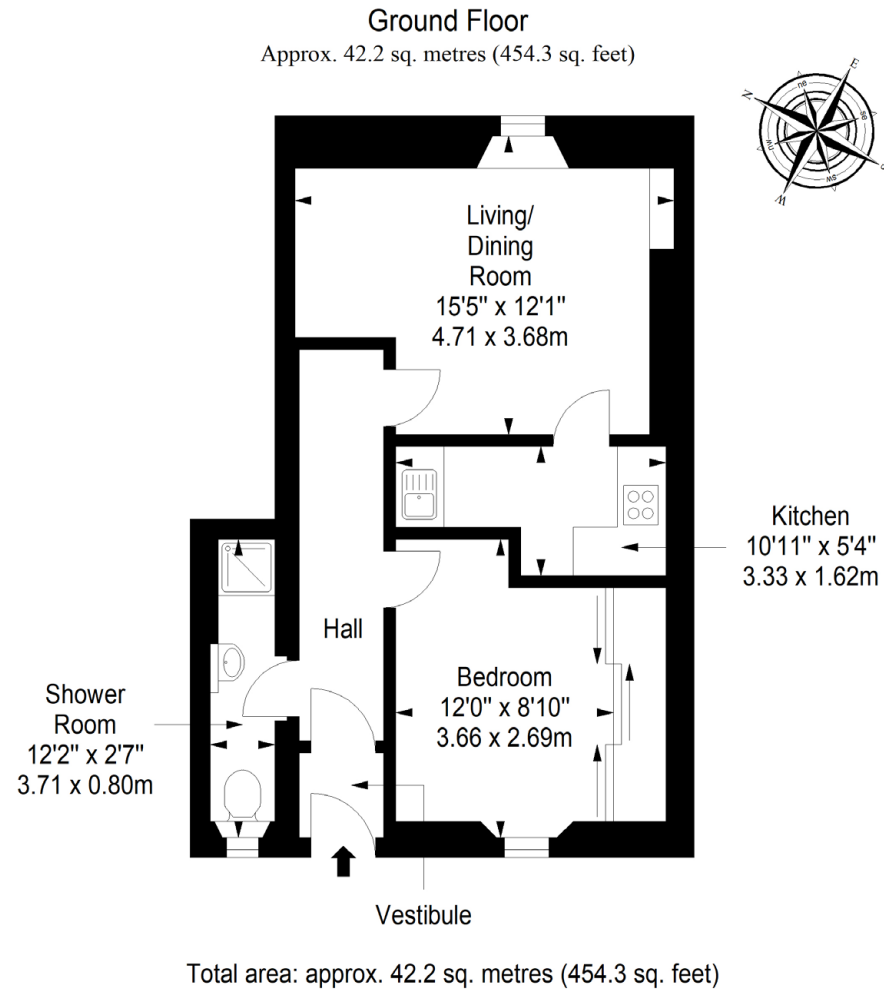


THE AREA

JUNIPER GREEN, EDINBURGH

Nestled on the banks of picturesque Water of Leith at the foot of the majestic Pentland Hills, the exclusive village of Juniper Green offers idyllic country living just five miles from the city centre. Enveloped by dense woodland and luscious green fields, the area has retained a charming village atmosphere, affording residents a relaxed, laid-back lifestyle close to the hustle and bustle of the capital. Given its favourable greenbelt location, Juniper Green is the perfect base from which to enjoy a wealth of outdoor pursuits including walking and cycling along the Water of Leith, hiking and horse riding in the rugged Pentland Hills National Park or dry-slope skiing at the Midlothian Snowsports Centre. Golf enthusiasts also have their pick of renowned golf courses nearby including Baberton, Kingsknowe and Swanston golf clubs. Juniper Green is well-served by local amenities including shops, cafés, pubs, a restaurant, and chemists, with more extensive shopping facilities available at nearby Hermiston Gait Retail Park and in neighbouring Colinton and Balerno. Juniper Green enjoys access to an excellent range of state schools from nursery to secondary level, whilst also being well-placed for some of Edinburgh's leading private schools. The area is ideally situated for commuting owing to the proximity of Edinburgh City Bypass and the M8/M9 motorway networks, as well as convenient public transport links into the city centre and beyond.

FLOORPLAN



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