

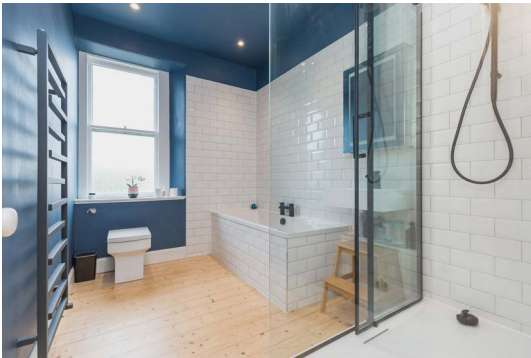


18/2 Juniper Avenue

JUNIPER GREEN | EDINBURGH | EH14 5EE



MURRAY
BEITH
MURRAY



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18/2 Juniper Avenue is a very well-presented and spacious double upper villa with an extensive garden and good storage. Located in the popular Juniper Green area with excellent local amenities and well-regarded schools, the property is a convenient commute to the city centre.

Shared vestibule; reception hall with storage, well-presented and good sized living room with a tiled fireplace and timber mantel; attractive dining kitchen with wall mounted and floor standing units, integrated kitchen appliances and ample space for a table and chairs; utility room with further wall mounted and floor standing units; double bedroom 1; double bedroom 2; single bedroom 3 / office; contemporary bathroom with a white four-piece suite comprising WC, wash hand basin, shower cubicle and bath..

The property further benefits from having a private garden and there is unrestricted on-street parking available on the surrounding streets.

Gas Central Heating. Double Glazing.

All fitted carpets, blinds, light fittings, and integrated appliances are included in the sale. Any appliances, whilst believed to be in good working order are strictly sold "as seen" as per Standard Clauses edition 6. Any freestanding appliances may be available by separate negotiation.

Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

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The following note is of crucial importance to intending viewers and/or purchasers of the property.

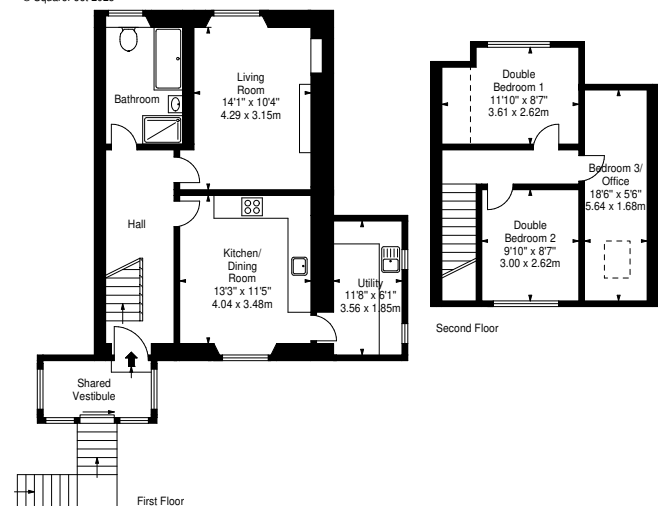
1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.

Juniper Avenue,
Juniper Green,
Midlothian, EH14 5EE

SquareFoot

Approx. Gross Internal Area
985 Sq Ft - 91.51 Sq M
For identification only. Not to scale.
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Location

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.