



The Juniper

HILLSIDE ROAD

South Queensferry, Edinburgh, EH30 9TL



The Juniper

The Juniper house-style offers its new owners generous, modernised accommodation, spread over two floors.

The semi-detached house of just over 1000 square feet (95 sq. meters), is ideal for first-time buyers, professional couples, or even young families. With its private front, side and rear gardens, privacy and a leafy outlook come as standard.

Welcomed in by a naturally-lit vestibule (with ample space for coats and muddy boots after country walks), a door leads to a generous reception hallway, with storage. The open-plan living and dining room comes with dual aspect windows and tranquil front and garden views. The kitchen next door is equally spacious with the added benefit of access to a side porch area where a utility and storeroom can be found. The porch, with its front and rear access, is ideal for buggies and bike storage too.

Upstairs, this spacious starter home enjoys a naturally-lit landing with a large storage cupboard. The two double bedrooms, both with built-in storage, are serviced by a bathroom and a separate WC.

THE REFURBISHMENT

The properties have all undergone modernisation, where the refurbishment include new wiring, new plastering and painting, new flooring, new boilers, as well as kitchen and bathroom upgrades or refits.

THE GARDENS AND THE DEVELOPMENT

The Juniper boasts lovely established gardens to the front, side and rear of the property, where large trees, mature hedging, and lawns promise a tranquil setting for outdoor living, pets and keen gardeners!

The development itself is set in an area of outstanding natural beauty, forming part of the grounds of the historic A-Listed Craigiehall House. The development is factored by Hacking & Paterson Management Services for an approximate cost of £50/ per month. This cost covers the maintenance of the private roads, communal grounds maintenance, street lighting, public liability insurance for the private roads and maintenance for the pumping station. The development offers delightful walks passing grazing sheep, woodlands, a pond, and the mighty River Almond, all on your doorstep!



General Features

- Semi-detached house over 2 floors
- Open-plan living with leafy outlooks
- Established private gardens
- Refurbished and modernised throughout
- Double glazing and gas central heating
- Council Tax Band - D
- EPC Rating - D

Accommodation Features

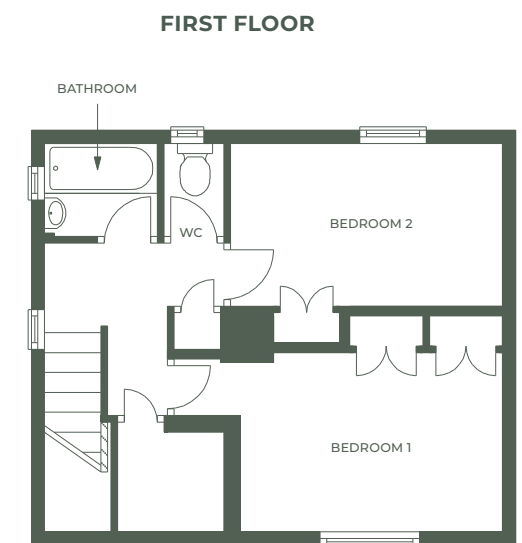
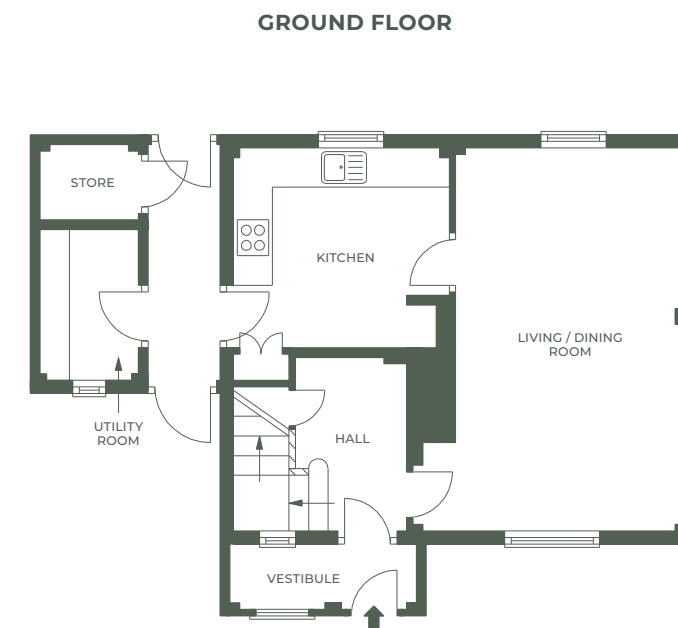
- Entrance vestibule
- Large hallway with storage
- Open plan living and dining room
- Modern kitchen
- 2 Double Bedrooms with storage
- Bathroom and separate WC
- Generous utility and storeroom

 **1021** **95**
sq ft | sq m

 **2**
Bedrooms

 **1**
Bathrooms

 **Public**
On-street



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and lawns promise
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ROOM	METRIC	ROOM IMPERIAL
Living/Dining Room	5.77 x 3.92	18'11" x 12'10"
Kitchen	3.22 x 3.02	10'7" x 9'11"
Utility Room	2.30 x 1.51	7'7" x 4'11"
Store	1.50 x 1.27	4'11" x 4'2"
Hall	2.60 x 1.71	8'6" x 5'7"
Vestibule	2.99 x 0.96	9'10" x 3'2"
Bedroom 1	4.91 x 2.70	16'1" x 8'10"
Bedroom 2	4.07 x 2.41	13'4" x 7'11"
Bathroom	1.73 x 1.41	5'8" x 4'8"
WC	1.43 x 0.83	4'8" x 2'9"
Total Floor Area	95 m²	1021 ft²

Hillside Road

SITE PLAN



South Queensferry

EDINBURGH

Nestled next to the mighty River Almond, amongst open fields and dense woodlands, yet only a 15-minute commute to the heart of the capital, Craigiehall Meadows really does offer the perfect blend of country and city living. The sought-after and picturesque town of South Queensferry, only a 5-minute drive away, caters for all your daily needs against a spectacular backdrop of Scotland's iconic three bridges reaching over Firth of Forth.



RALPH SAYER
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Let us help you find your next **dream property.**

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