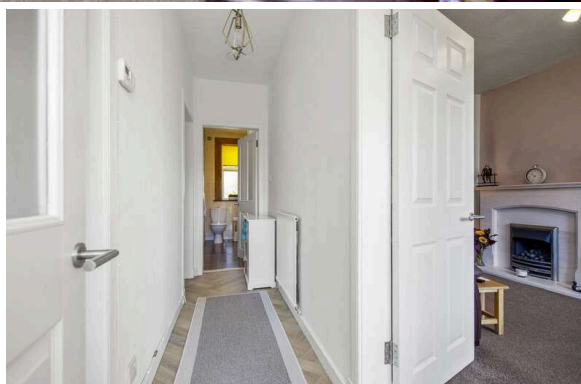




35 Woodhall Drive
JUNIPER GREEN | EDINBURGH | EH14 5BT


warners
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Superbly presented two bed main door lower flat with a sunny south-west facing garden, quietly situated in a tucked away part of ever popular Juniper Green, whilst having good local amenities and transport links close at hand.

Viewing is highly recommended to appreciate this most appealing home, which would be ideal for a single person or couple of any age, or anyone with a young child. The accommodation includes living room with cream mantelpiece fitted with living flame effect gas fire, kitchen fitted out with a range of storage units, principal double bedroom, second double bedroom benefiting from wardrobe and cupboard space, and bathroom with mixer shower and neutral tone tiled surrounds. A long stretch of lawn to the rear has a preferred south-west facing aspect ensuring lots of sunshine in the good months, plus a patio area for outdoor relaxation, and there's also further private grounds to the side, with a shed, and at the front with an area of lawn. A shared drying area is also located at the rear.

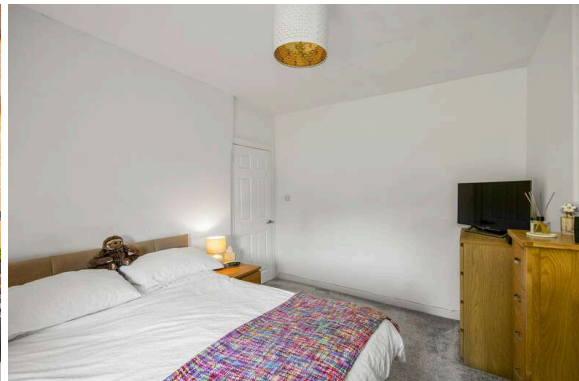
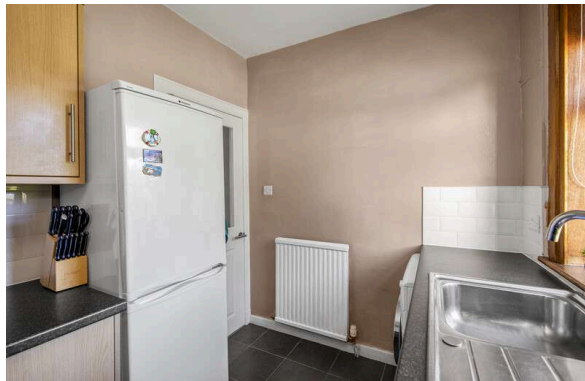
- Entrance vestibule and hallway
- Living room with fireplace
- Fitted kitchen
- Two double bedrooms
- Modern bathroom with mixer shower
- Gas central heating
- Double glazing
- Private gardens front, side and rear
- Shared drying green
- Unrestricted on-street parking

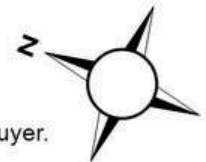
Included in the sale will be the washing machine, fridge freezer, curtains and blinds. EPC Rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Juniper Green has grown to be a popular residential suburb of Edinburgh running along the foot of the Pentland Hills and around five miles from the City Centre. Still pleasantly rural in nature, it has a clearly discernible village centre which caters well for everyday needs. The Gyle Centre and Straiton Retail Park are easily reached due to the nearby access to the City Bypass, as is Edinburgh Airport. Excellent local schooling is available at Juniper Green Primary School and the nearby Currie High School. This area is convenient for access to Heriot Watt's Riccarton Campus and also Napier University's Sighthill and Craiglockhart sites. Nearby sporting facilities include golf, bowling and tennis clubs, plus the Snowsports Centre at Hillend and the International Climbing area at Ratho. There are also delightful woodland walks along the Water of Leith and in the vast green expanse of the Pentland Hills.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.