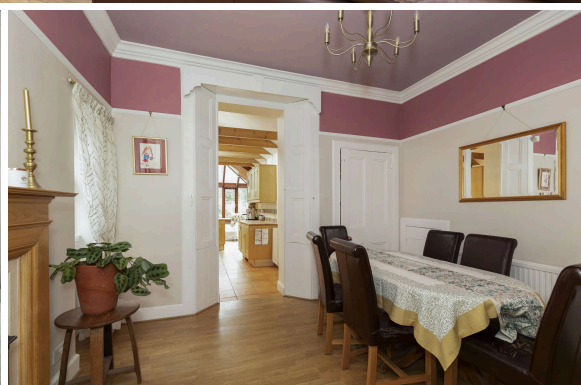




20 Belmont Road
JUNIPER GREEN | EDINBURGH | EH14 5DY


warners
solicitors & estate agents





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Viewing is highly recommended of this fabulous traditional 1895 detached villa, boasting exceptionally light, spacious and flexible accommodation, wonderful, beautifully stocked private gardens stretching out to front and rear, a garage and long driveway. Occupying a prime position in a sought after location, the property has the benefit of a peaceful setting close to nature, where the scenic Water of Leith walkways and the green expanse of the Pentlands Hills are close at hand, but also with easy access to the village amenities and the City Bypass and Wester Hailes Railway Station for travelling elsewhere.

Beautifully presented living space is on offer here, providing more than ample room for family members to spread out. Lovely features within the living room include a bay window with panelled surround, wood burning stove, Edinburgh press and intricate cornicework to the ceiling. Also facing to the front and currently used as a sitting room is a room which could also be a fifth double bedroom if required. There's also a formal dining room, and the hub of the home, an attractively fitted kitchen open plan to a garden room with door to rear. A superb range of beech shaker units allow plenty of storage space within the kitchen, complemented by co-ordinating worktops, tiled splash-backs and an eye-catching beamed ceiling. Lying off the kitchen is a handy utility room, with access to a shower-room fitted with electric shower. Completing the accommodation at ground floor level is the fourth double bedroom.

On the upper floor you'll find three double bedrooms and the family bathroom fitted out with a vintage style suite. Facing to the front are two similar sized bedrooms, full of natural light, each with a dormer window with views across to the Pentland Hills, and an eaves storage room with Velux window to rear.

The house is set well back from the street behind a stretch of neat lawn, bordered by mature bushes and shrubs creating privacy. Flanking the front garden is a long driveway with parking space for multiple vehicles leading to a detached garage at the rear with power and light, to the rear of which is an exterior covered store/work/potting area with light.

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





Both adults and children alike will love the charming walled rear garden, which offers a good degree of privacy and screening, showcasing a huge variety of growing stock. The garden stretches way back from the house and along the way offers tranquil monobloc seating areas for outdoor relaxation, lawns for children to play on, and raised beds for keen gardeners to grow their own veg. For more inclement weather or for shelter, you will find a double glazed summer house, as well as double glazed office to the rear of the garden, ideal for those working from home.

Please note the fireplaces in the Sitting room/Bedroom 5 and Dining room are not in working order and are sold as seen.

EPC Rating D, Council Tax Band G.

All fixtures, fittings, curtains, light fittings, kitchen appliances in both kitchen and utility room, including Range cooker and hood, and the antique dresser in the dining room will be included in the sale. Please note the kitchen appliances come with no guarantees.

- Sought after village style setting
- Excellent family living space
- Bay window living room
- Formal dining room
- Sitting room/double bedroom 5
- Four further double bedrooms
- Open plan kitchen/garden room
- Utility
- Shower-room
- Bathroom
- Attic storage rooms
- Double glazing
- Gas central heating
- Extensive, beautifully stocked private gardens front and rear
- Summer House and Garden Office
- Garage with power and potting area
- Long driveway



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.

