



470/1 Lanark Road  
JUNIPER GREEN | EDINBURGH | EH14 5BQ

  
**warners**  
solicitors & estate agents





## 470/1 Lanark Road

JUNIPER GREEN | JUNIPER GREEN | EH14 5BQ

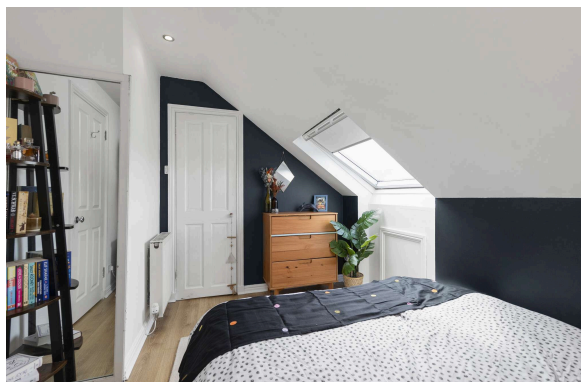
Extremely well presented two-bedroom double upper villa with a well-kept shared garden, enjoying a delightful setting in the sought after Juniper Green area, a popular residential area around five miles to the South-West of the city centre. This appealing property offers comfortable and well-planned accommodation over two floors, ideal for a couple small family or investor. On the lower floor the property comprises a bright and spacious living room with twin windows that let in an abundance of natural light, a dining area and cupboard with the boiler and washing machine, a stylish kitchen that currently comprises a Belfast sink, electric hob, oven and fan and fridge/freezer and completing the accommodation on the lower floor is the stylish bathroom with shower over the bath. Upstairs there are two well proportioned bedrooms both with built in storage and one with a walk-in wardrobe. The property also benefits from a shared rear garden with a new shed and newly paved area and unrestricted on street parking.

- Entrance Hall
- Bright and Spacious living room
- Fitted kitchen
- Two well proportioned Bedrooms
- Bathroom
- Double glazing & Gas central heating (new boiler in 2022)
- Well kept rear shared garden
- Unrestricted on street parking

Included in the sale will be the fridge freezer, washing machine, integrated dishwasher, cooker, day bed in small bedroom, master window blind, chest of drawers in walk in wardrobe. Other items of furniture may be available by separate negotiation.

Energy Rating D. Council Tax band B.

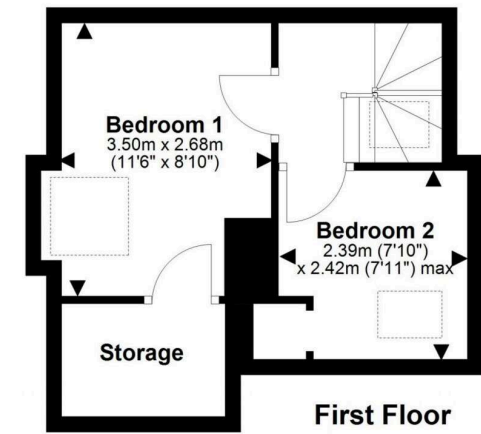
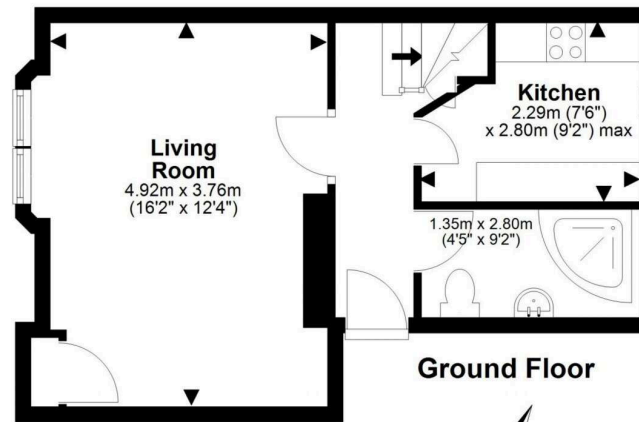
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Offering a wealth of country walks on the doorstep, Juniper Green is an exclusive residential suburb of Edinburgh that offers an exceptional quality of life, situated amongst the spectacular natural scenery of the Pentland Hills and the Water of Leith. It boasts a sought-after, semi-rural lifestyle and a peaceful village atmosphere, yet it also provides a direct route into Edinburgh city centre, which is just five miles away - a perfect combination for those looking to enjoy the best of both worlds, combining country and city living at its finest. Pleasantly rural in nature, Juniper Green has a discernible village centre, which caters to residents' daily needs, with further shopping available in the capital or at the Gyle Shopping Centre. Excellent local schooling is provided at Juniper Green Primary School and the nearby Currie High School. The suburb has access to fantastic sports facilities, including Midlothian Snowsports Centre and excellent golfing at neighbouring Baberton Golf Club. The nearby City Bypass allows swift travel across the capital and to the M8 motorway network. Nearby Wester Hailes train station and a bus stop close to the property provide regular public transport links to the city centre.







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