



41/2 Juniper Avenue,  
JUNIPER GREEN | EDINBURGH | EH14 5EE

  
**warners**  
solicitors & estate agents





## 41/2 Juniper Avenue, JUNIPER GREEN | EDINBURGH | EH14 5EE

Well presented two bed main door upper flat with a secure, sunny south facing garden with summer house, and scope for extending into the large attic space (subject to planning) quietly tucked away in ever popular Juniper Green with it's local amenities and transport links close at hand. This most appealing home would suit a range of buyers and includes entrance vestibule with storage, bright living/ dining room with decorative fireplace, kitchen with leafy outlook and fitted with a range of floor and wall units with space for appliances, two double bedrooms and bathroom with mains shower over bath. Externally, a long stretch of lawn to the rear with a southerly and summer house, and an external store completes the accommodation.

- Entrance vestibule and hallway
- Living/dining room with decorative fireplace
- Fitted kitchen
- Two double bedrooms
- Bathroom with mains shower over bath
- Gas central heating
- Mix of double and single glazing
- Private, secure south facing garden with summer house
- Unrestricted on street parking
- Fantastic storage options internally and externally great for pushchairs, bikes and general outdoor equipment
- Extension potential (subject to planning)

All blinds, curtains, washing machine and fridge freezer included in sale.

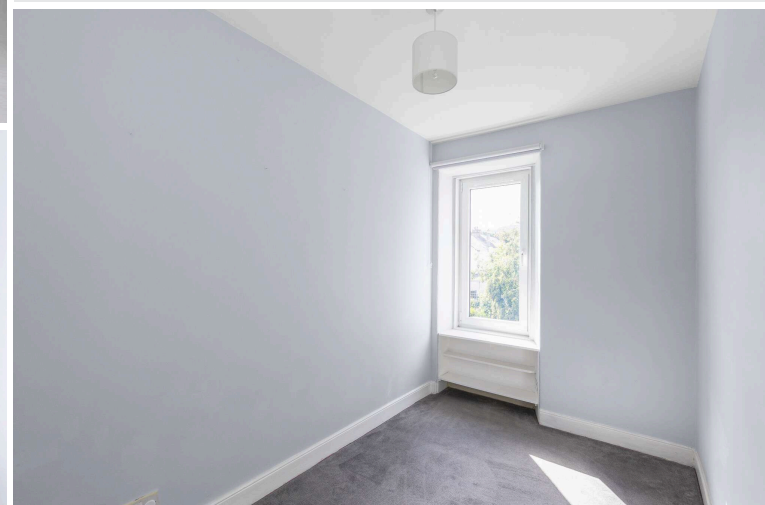
Other items can be available by separate negotiation.  
EPC rating C.

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

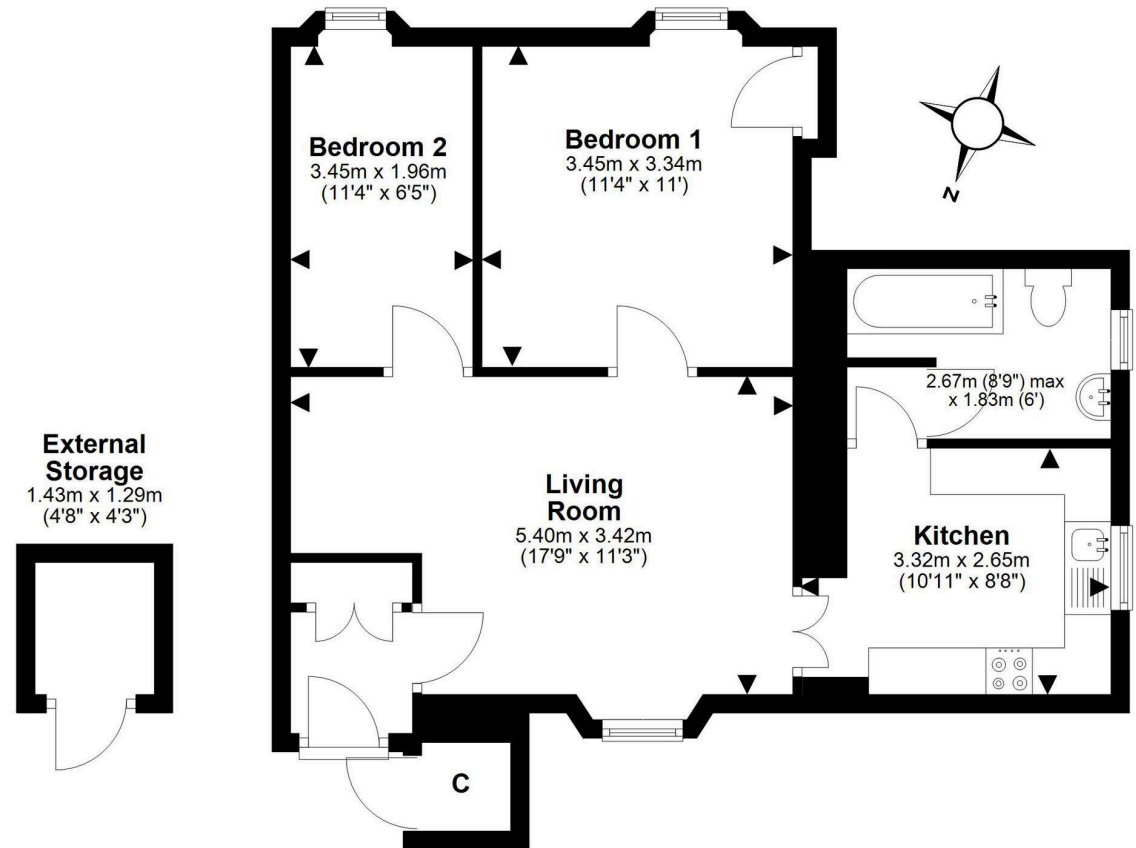


There are no factoring charges associated with this property.

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 Edinburgh City Centre. Still pleasantly rural in nature, it has a clearly discernible village centre which caters well for everyday needs. There are, of course a number of alternative shopping centres and facilities close by, some of which are made more accessible by Edinburgh City Bypass. Excellent local schooling is available at Juniper Green Primary School and the nearby Currie High School. Nearby sporting facilities include golf, bowling and tennis clubs. There are delightful woodland walks along the Water of Leith.







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.