

COULTERS[®]

73 Belmont Road
Juniper Green
EH14 5EB



Located in the heart of highly sought-after Juniper Green, this charming traditional one-bedroom (plus a box room) main-door ground-floor flat is conveniently located within strolling distance of village shopping and amenities and public transport links.

Accompanied by wrap-around gardens and private parking, the well-presented home boasts spacious, versatile living space and, with the correct permissions, could be converted to create a second double bedroom.



The property comprises:

- Traditional main-door ground-floor flat
- Desirable village setting
- Opportunities for development
- Welcoming entrance vestibule
- Spacious living and dining room
- Well-equipped dining kitchen
- One generous double bedroom
- One good-sized, versatile box room
- Contemporary three-piece bathroom
- Handy utility/laundry room
- Wrap-around, private gardens
- Private parking for one car
- GCH and DG



Set quietly back from the road behind a neat box hedge, the front door opens into a welcoming vestibule, leading into the hub of the home: a spacious living and dining room.

Featuring a colourful statement wall and sleek, wood-inspired flooring, the stylishly-presented reception space is arranged around a cosy, log-effect gas stove, recessed under a chunky timber mantle and flanked by an arched display alcove. Supplemented by excellent built-in storage, the setting here is spacious and versatile, accommodating a comfortable living area as well as a sociable, seated dining space and flows openly to towards a garden-facing kitchen, set to the rear of the property. Here, a range of contemporary white cabinets are framed by solid timber worktops and navy-blue splashback tiling, and incorporate an integrated oven, a ceramic hob, a concealed extractor fan, a freestanding dishwasher, and space for a fridge/freezer, whilst an adjoining utility room provides plumbing for a washing machine. The sunny, southeast-facing kitchen has space for a table and chairs in front of a large picture window yielding leafy, rear garden views.



The home's double bedroom is generously proportioned, providing ample space for freestanding bedroom furnishings and the box room, currently arranged as a single bedroom, represents a good-sized space with options for use.

Completing the appealing accommodation, a contemporary bathroom houses an L-shaped bathtub with a rainfall fitted shower head and handset, a WC, and a basin set into storage. Gas central heating and double glazing are found throughout.



Externally, the home sits within private, wraparound gardens which are mostly laid to lawn and feature a decked terrace for al fresco dining and barbecues, as well as a garden shed and a cellar for handy outdoor storage. A private driveway provides convenient off-street parking.

Extras: Included in the sale are all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, the freestanding dishwasher and the garden shed.



Juniper Green, Edinburgh

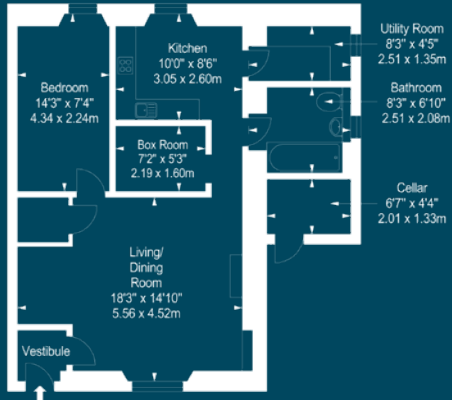
Nestled on the banks of picturesque Water of Leith at the foot of the majestic Pentland Hills, the exclusive village of Juniper Green offers idyllic country living just five miles of the city centre. Enveloped by dense woodland and luscious green fields, the area has retained a charming village atmosphere, affording residents a relaxed, laid-back lifestyle close to the hustle and bustle of the capital. Given its favourable greenbelt location, Juniper Green is the perfect base from which to enjoy a wealth of outdoor pursuits including walking and cycling along the Water of Leith, hiking and horse riding in the rugged Pentland Hills National Park or dry-slope skiing at the Midlothian Snowsports Centre. Golf enthusiasts also have their pick of renowned golf courses nearby including Baberton, Kingsknowe and Swanston golf clubs. Juniper Green is well-served by local amenities including shops, cafés, pubs, a restaurant, bank and chemists, with more extensive shopping facilities available at nearby Hermiston Gait Retail Park and in neighbouring Colinton and Balerno. Juniper Green enjoys access to an excellent range of state schools from nursery to secondary level, whilst also being well-placed for some of Edinburgh's leading private schools. The area is ideally situated for commuting owing to the proximity of Edinburgh City Bypass and the M8/M9 motorway networks, as well as convenient public transport links into the city centre and beyond.

Shed
Approx. 3.3 sq. metres (35.5 sq. feet)

Shed
7'1" x 5'0"
2.16 x 1.53m



Ground Floor
Approx. 61.5 sq. metres (662.0 sq. feet)



Total area: approx. 64.8 sq. metres (697.5 sq. feet)

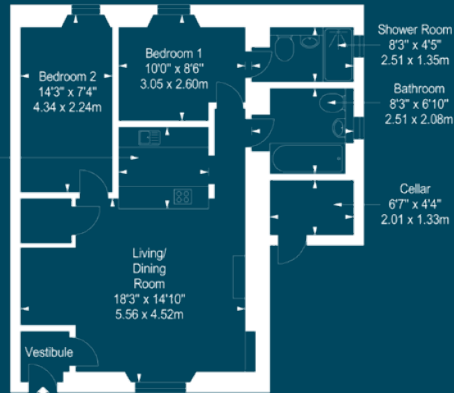
Alternative Plan

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WELCOME HOME [©]

Terms & Conditions

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations.

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