










Offers Over
£260,000

2/7 Lorimer View

Juniper Green | Edinburgh | EH14 5DL

A fantastic opportunity has arisen to purchase this impressive, well presented second/top floor flat forming part of an established modern development in the popular village of Juniper Green. The property is close to excellent amenities and transport links and would undoubtedly appeal to first time buyers, professionals and young families.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation in brief comprises; secure entry system, welcoming entrance hallway with storage and hatch to loft, light and airy reception room, spacious dining kitchen with appliances and lovely open views towards the Pentland Hills, well proportioned principal bedroom with fitted wardrobes and en-suite shower room, good sized second bedroom and bathroom with three-piece suite. Further benefits include gas central heating, double glazing and excellent storage space in the loft.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge/freezer, integrated dishwasher and washing machine.

Gardens & Parking

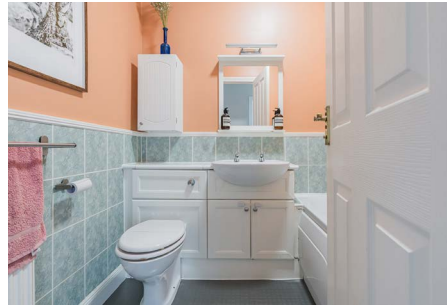
The property is set within well maintained communal grounds. There is an allocated parking space located to the front of the building.

Factor

The development is managed by Trinity Factor for a monthly fee of approx. £115. This includes maintenance of communal grounds, cleaning and block building insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The historic mill village of Juniper Green lies to the south west of the city centre close to Currie and Balerno. The area is ideal for the commuter with the City Bypass on hand, the nearby Curriehill Railway Station together with regular public transport serving the city centre. The area has a range of local retailers providing everyday requirements with many larger supermarkets close by including Sainsbury's at Inglis Green Road. The Gyle shopping centre and Hermiston Gait retail park are also within easy reach providing a further range of shops and services. Excellent leisure and recreational facilities are available locally including several golf courses, tennis courts, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith. The village is ideal for those commuting to the Riccarton campus of Heriot Watt University, Gogarburn or Edinburgh Business Park. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport.





Approx. Gross Internal Floor Area 65 Sq M / 705 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

