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Offers Over

**£159,995**

## 467 Lanark Road

Juniper Green | Edinburgh | EH14 5BA

Impressive one-bedroom main door flat quietly positioned within the highly desirable Juniper Green district. Offering a peaceful yet convenient setting close to excellent local amenities and superb transport links, this stylish home will appeal to first-time buyers, professionals, and downsizers alike.

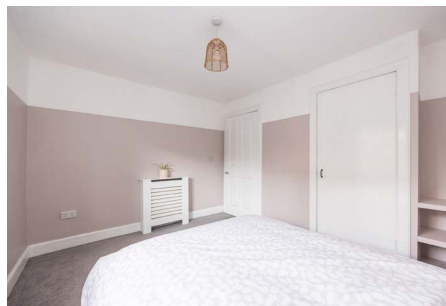
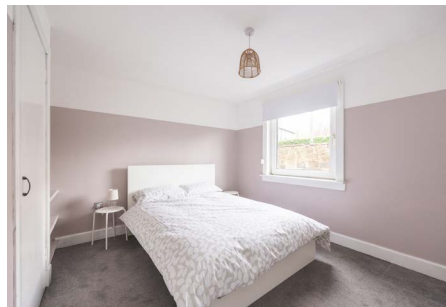
-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared garden
-  Off-street parking
-  EPC Band - D
-  Council Tax Band - A



## Description

The welcoming entrance hallway provides a useful storage cupboard housing the boiler. A bright and spacious lounge/diner to the rear offers excellent flexibility for furniture layouts, creating the perfect space for relaxing or entertaining. The stylish kitchen is fitted with a range of integrated and freestanding appliances, featuring sleek dark grey gloss cabinetry, and metro-tiled splashback for easy upkeep. The generous double bedroom benefits from an integrated wardrobe and ample room for freestanding furniture, while the modern bathroom is finished with partial tiling and includes a shower over the bath.

Additional features include gas central heating, double glazing, and a private main door entrance.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, and fridge-freezer, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens & Parking

Externally, the property enjoys access to a leafy shared rear garden, alongside off-street communal parking.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

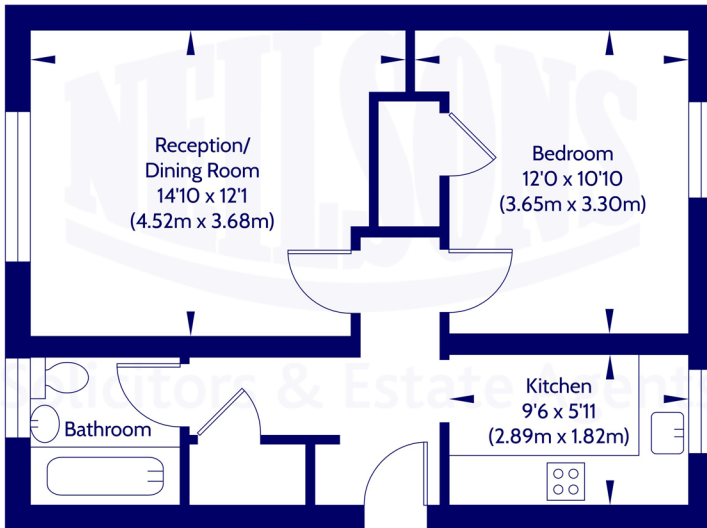
The historic mill village of Juniper Green lies to the south west of the city centre close to Currie and Balerno. The area is ideal for the commuter with the City Bypass on hand, the nearby Curriehill Railway Station together with regular public transport serving the city centre. The area has a range 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 45 Sq M / 488 Sq Ft.

### Ground 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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