

# 16/1 Juniper Place

JUNIPER GREEN, EDINBURGH, EH14 5TX



*THIS SUPERB HOME ENJOYS A PEACEFUL SETTING WITH EXCELLENT LOCAL AMENITIES, OUTSTANDING OUTDOOR RECREATION INCLUDING THE WATER OF LEITH AND PENTLAND HILLS*



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McEwan Fraser is delighted to present this exceptional two-bedroom ground-floor flat to the market. Extensively renovated by the current owner, the property is offered in true walk-in condition. Further benefits include gas central heating, double glazing, a secure entry system, direct access to the communal rear garden, and a private garage. This superb home would make an ideal purchase for a first-time buyer or someone looking to downsize locally. Internal viewing is highly recommended to fully appreciate the quality of accommodation on offer.

The accommodation is centred around a generous open-plan living room and kitchen. The living area features attractive laminate flooring, contemporary décor, and ample space for a large suite, with patio doors providing direct access to the rear garden. The kitchen is particularly impressive, finished with stone worktops to both the main units and breakfast bar, and offers excellent preparation and storage space alongside a range of integrated appliances.

## The Property











There are two well-proportioned bedrooms. The principal bedroom benefits from a large integrated wardrobe and comfortably accommodates freestanding bedroom furniture. The second bedroom also includes an integrated wardrobe. Completing the accommodation is a stylish contemporary shower room, complemented by a separate WC, ideal for visitors.





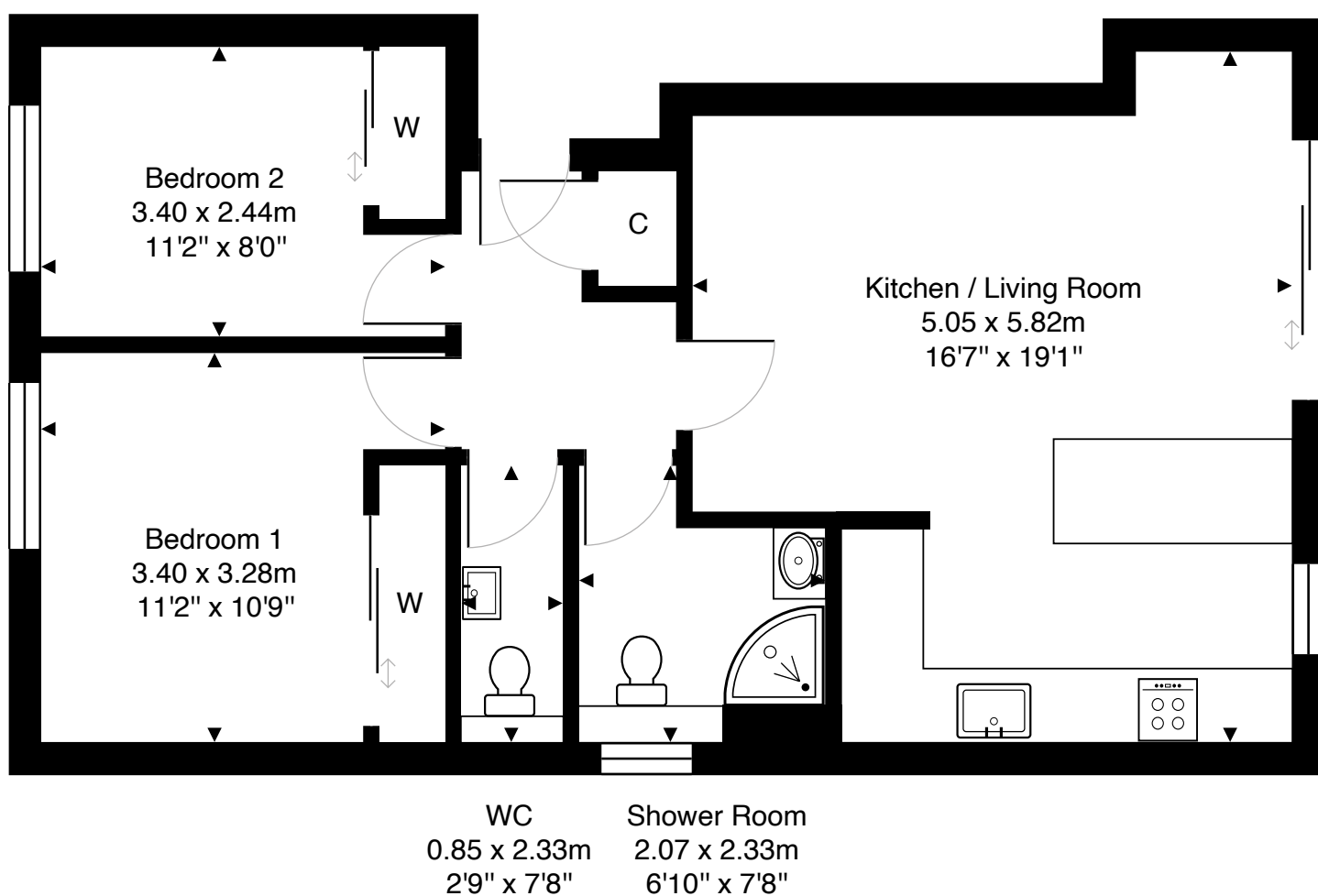
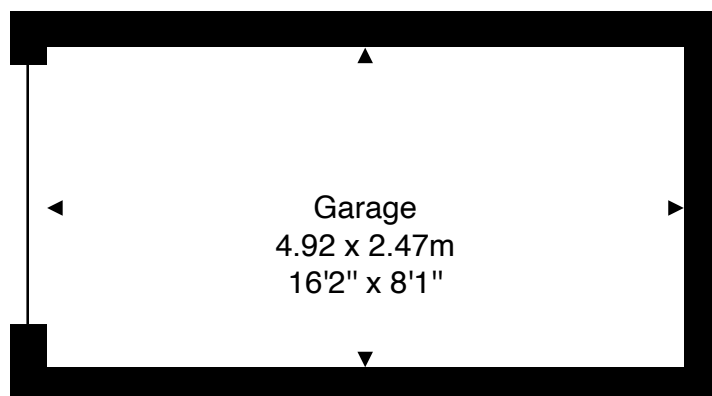
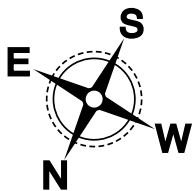


**Bedroom 2**









Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup>

EPC Rating: C



Externally, the development provides residents' parking, while the property also enjoys the added advantage of its own garage, offering valuable additional storage. The communal rear garden is well-maintained, attractive, and frequently used by ground-floor residents. Beyond the garden lies open farmland, providing direct access to pleasant walks and making this an excellent option for dog owners.







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Nestled southwest of Edinburgh's city centre, Juniper Green is a distinguished residential area that successfully blends a serene village ambience with the convenience of urban connectivity. The locale offers a selection of local shops, cafés, and essential services, with more extensive retail and leisure options available in neighbouring Colinton and Morningside.

Juniper Green is particularly celebrated for its exceptional access to outdoor recreation. The scenic Water of Leith Walkway provides a tranquil route for walking and cycling, while the nearby Pentland Hills Regional Park offers expansive trails and panoramic views. These amenities, alongside local parks and playgrounds, cater perfectly to active lifestyles and families.

The area is further strengthened by its access to well-regarded schooling and a variety of sports clubs and leisure facilities. Juniper Green also boasts excellent transport infrastructure, including regular bus services to the city centre and swift road links to the City Bypass, Edinburgh Airport, and the wider central belt. This combination of tranquillity, natural beauty, and practical connectivity secures Juniper Green's status as a highly sought-after address.

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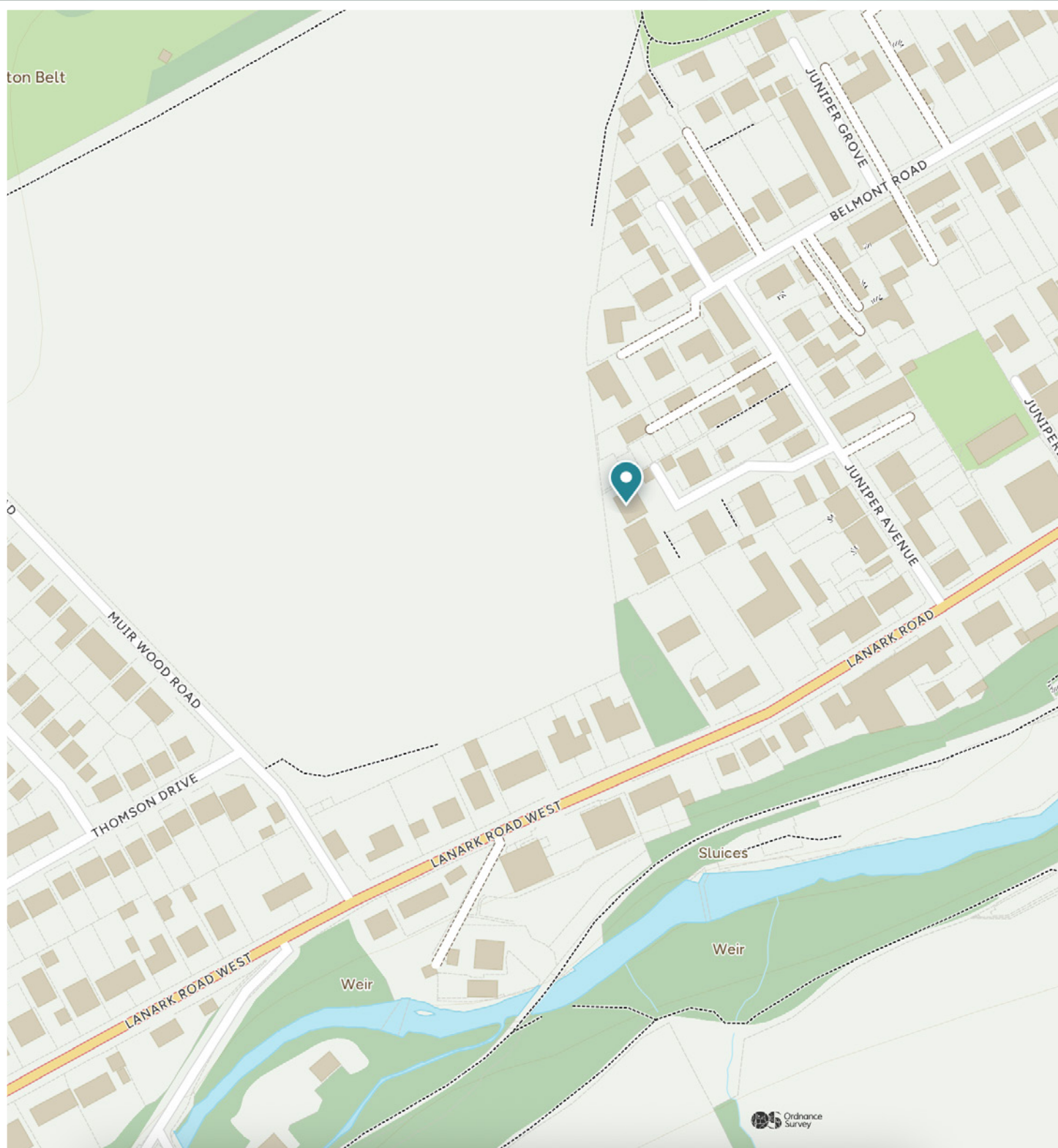


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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