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Offers Over

**£180,000**

## 33/1 Woodhall Drive

Juniper Green | Edinburgh | EH14 5BT

This charming main door upper villa is ideally suited for first-time buyers, professionals or downsizers, positioned within a quiet and desirable residential pocket of the highly sought-after Juniper Green district. The property combines comfortable living with a private garden, while being close to excellent local amenities and convenient transport links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private & Communal Gardens
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



## Description

Accessed via a traditional stone staircase leading to the main door, the hallway features attractive wood flooring that flows seamlessly into the reception room. The reception room, located with front aspect, is neutrally decorated and benefits from built-in storage as well as a dedicated dining area. The modern fitted kitchen is well-appointed with a good range of wall and base units, tiled splashback and integrated appliances, providing a practical and stylish space for cooking and entertaining. The principal double bedroom is positioned to the front and offers carpeted flooring and a full wall of built-in wardrobes, providing excellent storage. The secondary double bedroom enjoys a peaceful rear aspect, also carpeted and finished in contemporary décor, with views over the greenery of the rear garden. The bathroom is fitted with a white three-piece suite, including a bath with an electric shower and fully tiled surrounds, combining functionality with a clean, modern aesthetic. Further benefits include a gas central heating system and double glazed window units and in addition, the property also has access to a partially floored attic, accessible via ladder from the stair landing, housing the boiler and providing excellent additional storage provisions.



## Extras

All fitted floor coverings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood, integrated fridge freezer, slim-line dishwasher and free-standing washing machine.

## Gardens and parking

Externally, the property benefits from a private rear garden, mostly laid to lawn, with timber fencing, a shed, and access to a communal drying green. On-street parking is available for residents and visitors.

## Viewing

By appointment with Neilsons on 0131 625 2222.







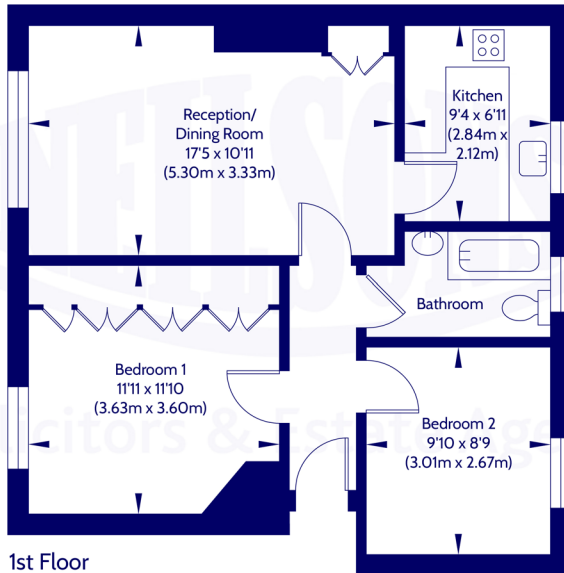
## Location

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 55 Sq M / 593 Sq Ft.



1st 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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