

COULTERS[©]

36 WOODHALL AVENUE

JUNIPER GREEN, EDINBURGH, EH14 5BU

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This spacious three-bedroom semi-detached property is situated on a quiet residential street in the popular area of Juniper Green on the outskirts of Edinburgh. Ideally placed for excellent local amenities, Juniper Green offers highly regarded schooling, convenient transport links and access to outdoor pursuits.

The property sits on a generous plot which offers excellent scope for extension, subject to the necessary consents.

KEY FEATURES



Semi-detached bungalow with three bedrooms.



Offering excellent scope for an extension.



Beautiful private gardens to front and rear.



Large garage and private driveway.



Lovely walks nearby including the Water of Leith.



Local amenities including primary school accessible on foot.

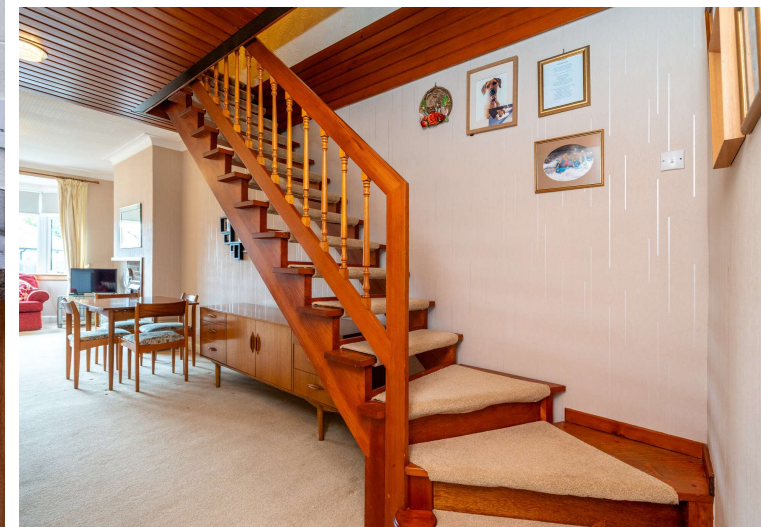


EPC Rating - C



Council Tax Band - F





The accommodation is set over two levels and on the ground floor comprises:- entrance hall; large sitting and dining room; fitted kitchen with a pleasant outlook over the garden; utility room with WC; conservatory with garden access; principal double bedroom with built-in wardrobe; additional double bedroom and family bathroom.

Upstairs, there is a further spacious double bedroom with excellent built-in eaves storage. At the back of the house, there is a truly beautiful private garden that has been lovingly cared for over the years. There is also a front garden, private gated driveway providing off road parking for multiple vehicles and a large garage with workshop space at the rear.





EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price.

Other items may be available by separate negotiation.









THE LOCAL AREA

Nestled on the banks of the picturesque Water of Leith at the foot of the Pentland Hills, the village of Juniper Green offers idyllic country living just five miles from the city centre.

Enveloped by woodland and 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. It is the perfect base from which to enjoy outdoor pursuits including walking and cycling along the Water of Leith, hiking and horse riding in the Pentland Hills or dry-slope skiing at the Midlothian Snowsports Centre. Juniper Green Tennis Club is also right on the doorstep.

The village is well-served by local amenities including shops, garden centre, café, pubs, a restaurant and chemists, with more extensive shopping facilities available at nearby Hermiston Gait Retail Park and in neighbouring Colinton and Balerno.

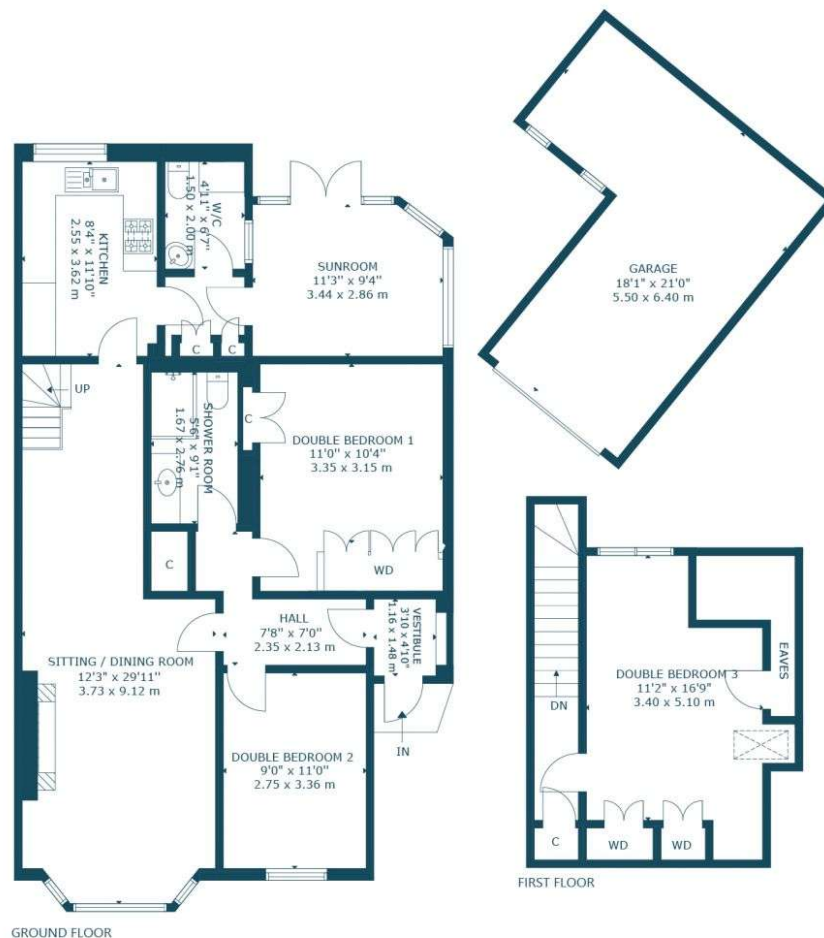
Juniper Green Primary School is around a five minute walk door to door and the property sits in the catchment area for Currie Community High School.

There is easy access to Edinburgh City Bypass and the M8/M9 motorway networks, as well as convenient public transport links into the city centre and beyond.



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HOME REPORT VALUATION: £450,000



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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,163 SQ FT / 108 SQ M
 GARAGE 282 SQ FT / 26 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.