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Fixed Price

£205,000

545/5 Lanark Road

Juniper Green | Edinburgh | EH14 5DE

Generously proportioned two-bedroom first floor flat ideally positioned within the desirable Juniper Green area of the capital. Conveniently located close to excellent local amenities and superb transport links, the property offers bright and well-proportioned accommodation and will undoubtedly appeal to first-time buyers, professionals and downsizers alike.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Shared garden
- Residents' parking
- EPC Band - C
- Council Tax Band - D



Description

A welcoming entrance hallway provides access to the accommodation and benefits from useful integrated storage provisions. The bright and spacious lounge/ diner enjoys a lovely leafy outlook towards the rear and provides a fantastic main living space. A gas fireplace forms an attractive focal point, with ample room for both comfortable seating and a dining table. The well-appointed kitchen is fitted with a good range of cupboards and worktop space, together with a selection of freestanding appliances which are included in the sale. Partial tiling to the splash areas provides a practical finish. Both bedrooms are good-sized double rooms and benefit from integrated wardrobes with sliding doors. There is also ample space for a range of freestanding furniture. The well-kept shower room is fully tiled and fitted with a corner shower and heated towel rail.





Further benefits include gas central heating, double glazing and secure door entry. The windows were replaced in March 2025.

Factor fees are paid quarterly at approximately £120.

Gardens & Parking

Externally, the property benefits from ample unallocated residents' parking to the rear, together with a shared lawned garden.

Extras

Selected fixtures and fittings, including; freestanding cooker, washer, fridge, freezer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





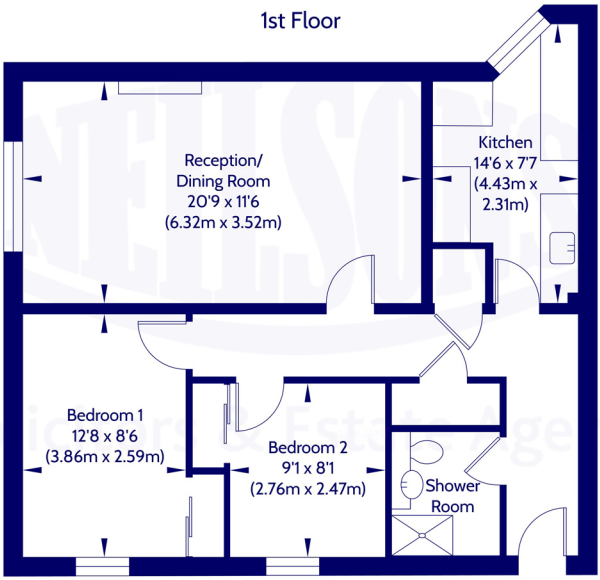




Location

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 67 Sq M / 724 Sq Ft.



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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