

OFFERS OVER £350,000

55 Juniper Avenue  
Juniper Green, EH14 5EE

drummondmiller  
Solicitors & Estate Agents



- Beautifully extended and upgraded 3-bed, end-terrace cottage
- Bright and spacious open-plan lounge, kitchen and dining area with bi-fold doors to the garden
- Feature log-burning stove in the living room
- Stylish modern bathroom with three-piece suite, and shower
- Underfloor heating and double glazing
- Excellent storage throughout
- Private rear and side gardens with decking
- EPC C

### Description

Drummond Miller is delighted to present this beautifully presented end-terrace cottage, which has been thoughtfully extended and upgraded to an exceptional standard, creating spacious and versatile family accommodation throughout.

The accommodation comprises a welcoming entrance vestibule and hallway, leading to a bright and inviting lounge featuring a charming log-burning stove and bi-fold doors opening directly onto the rear garden. The contemporary open-plan kitchen/dining area flows seamlessly from the lounge and also benefits from direct garden access.

There are three well-proportioned bedrooms, two of which feature fitted wardrobes, together with a stylish family bathroom fitted with a modern three-piece suite, shower, and additional built-in storage.





### Central Heating and double glazing

There are double-glazed windows throughout and underfloor heating serviced by a gas boiler.

### Garden and parking

Externally, the property boasts private, well-maintained rear and side gardens, including a decked seating area ideal for outdoor entertaining and relaxation.

Free on-street parking is available nearby.

### Location

Juniper Green is a highly desirable residential village situated on the south-western edge of Edinburgh, offering an enviable blend of semi-rural charm and city convenience. The area is renowned for its strong sense of community, attractive surroundings and excellent local amenities, including independent shops, cafés, restaurants and everyday conveniences.

The nearby Water of Leith Walkway and Pentland Hills Regional Park provide a wealth of opportunities for walking, cycling and outdoor recreation, making the area particularly appealing to families and nature enthusiasts. Excellent schooling is available at both primary and secondary levels, while a range of private schooling options can be found within easy reach.

Regular bus services provide quick and convenient access to Edinburgh city centre, whilst the City Bypass, M8, M9 and Edinburgh Airport are all readily accessible, making Juniper Green an ideal location for commuters. Combining village character with outstanding connectivity, Juniper Green remains one of Edinburgh's most sought-after residential locations.

### Council Tax and EPC

Council Tax band E and has a C-rated Energy Performance Certificate.

### Home Report

The property has been valued at £360,000 and a link to the Home Report is available from the ESPC website.

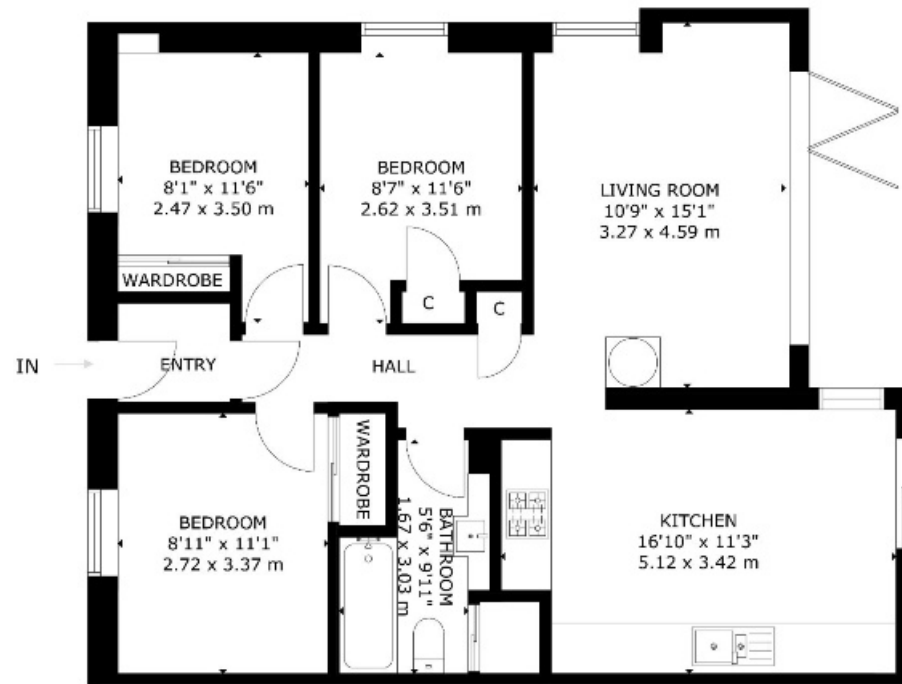
### Viewing

By appointment only, telephone 0131 229 3399.

### Extras

All pelmets, blinds, light fittings and white goods are included in the sale price.





GROUND FLOOR

55 JUNIPER AVENUE, JUNIPER GREEN, EDINBURGH, EH14 5EE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 817 SQ FT / 76 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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