



472 Lanark Road, Edinburgh, EH14 5BQ



Welcome

Welcome to Lanark Road, situated within the highly sought-after Juniper Green area of Edinburgh, this traditional lower villa offers well-proportioned accommodation, private outdoor space and excellent transport links to the city centre and surrounding amenities. The property benefits from its own main door entrance, the traditional construction and characterful features combine with practical living space to create an ideal home for first-time buyers, professionals, downsizers and investors alike. Externally, the property enjoys a private garden to the front, providing an excellent space for relaxing and outdoor entertaining. To the rear, residents have access to a shared drying green, while a private driveway offers valuable off-street parking. An early viewing is recommended.

- Reception hallway
- Front facing living room
- Fitted kitchen, white goods included
- Dining room
- Two bedrooms
- Stylish bathroom presented as a shower room
- Gas central heating
- Double glazing
- Private front garden, shared drying green
- Private driveway





Juniper Green

Lanark Road is a highly desirable residential location lying to the south-west of Edinburgh city centre. The area is well served by an excellent range of local amenities, including shops, cafés, supermarkets and leisure facilities. Regular public transport services provide easy access throughout Edinburgh, while nearby road links offer convenient commuting routes. The picturesque Water of Leith Walkway, local parks and green spaces are all within easy reach, making this an excellent location for those seeking a balance between city living and outdoor recreation.

Extras

Sold as seen.



Get in touch

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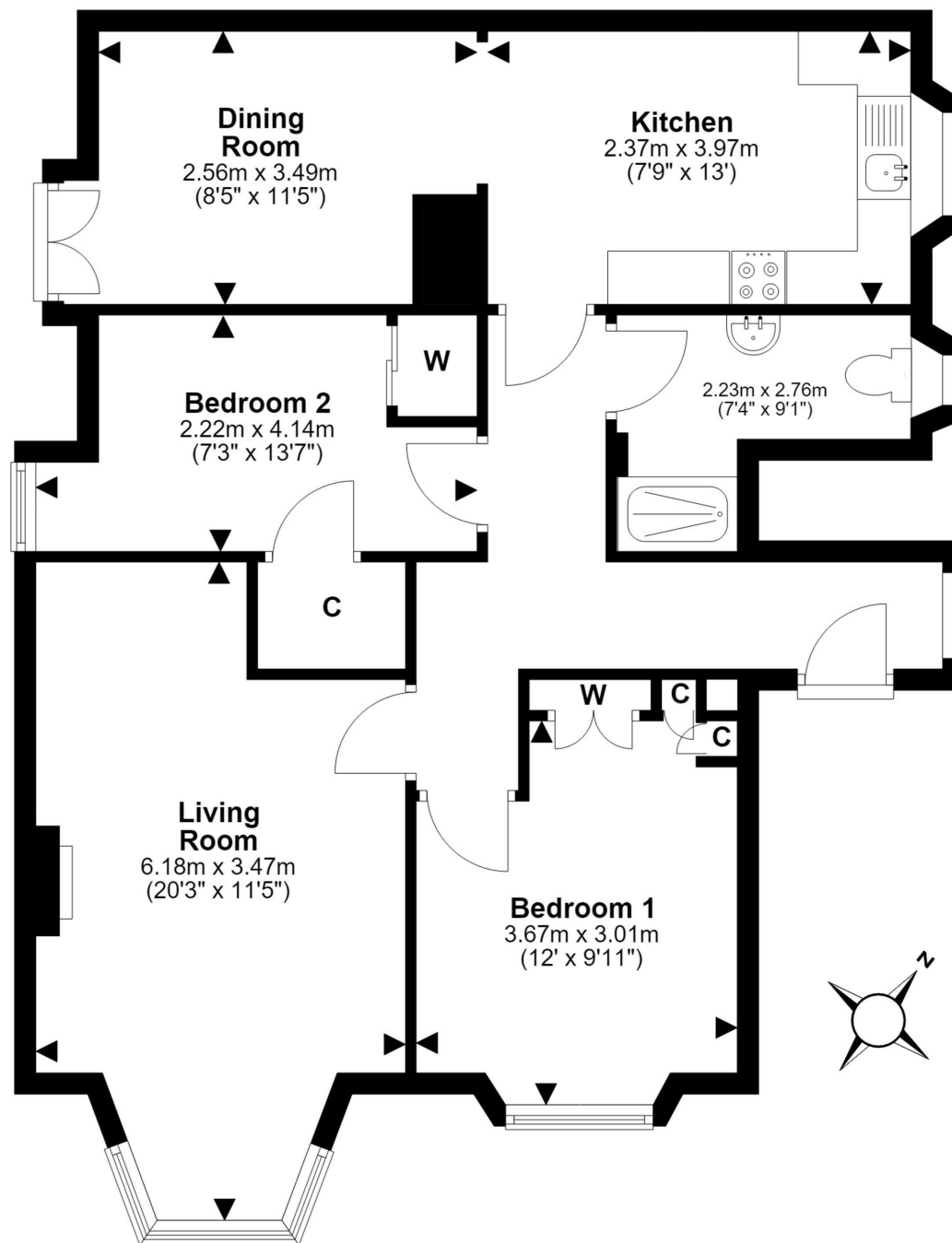
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EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.